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2023 New Jersey League of Municipalities

108th Annual Conference
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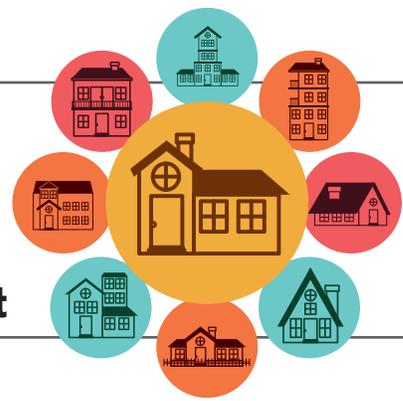
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91 Conference Preview



Welcome to the 108th Annual Conference

The more things change, the more they stay the same, they say. By the time this issue hits your desk, we will be just a couple of weeks away from the 108th Annual Conference.

In this Conference preview issue, you will find about some of the programs and events that we believe will make this year's conference one of the best. Many changes are in store this year, including all badges being printed onsite at one of the 60 kiosks located throughout the Atlantic City Convention Center.

In addition, we are partnering with the Community Food Bank to help fight hunger by assisting those in need by dropping non-perishable food items in the bins located throughout the ACCC. And be sure to drop by the Walmart Health and Wellness Booth located at 3407, near the Mayors' Information Booth.

But with all those changes, so much will remain the same. A sold-out and vibrant exhibit floor, over 125 education programs for elected and appointed officials, and the opportunity to meet and network with your colleagues from across the state. Programs will address emerging issues like cybersecurity and artificial intelligence and address perennial challenges like economic development, environmental protection, and housing.

Speaking of housing, East Brunswick has worked on affordable housing since

the return of the GIs at the end of World War II (see article page 20). In 1978 the town set up the East Brunswick Community Housing Corporation (EBCHC) that would work hand in hand with the municipality, which would use its condemnation rights and turn over property to the EBCHC so the town did not become a landlord.

Newark is striving to help its residents experience home ownership (see page 16). The City is setting a five-year plan to create affordable home ownership by adding new housing units, funding preservation of units affordable to those making less than 30% area median income, conveying all vacant properties held by the city or land bank, supporting 1,500 new and 200 existing low- and moderate-income homeowners by 2026, and supporting 10,000 vulnerable or unsheltered households by 2026.

Housing will be just one of the hot topics at the Annual League Conference this month, November 14-16, in Atlantic City. We strive to create a space that nurtures learning, cooperation, and connections.

We hope you read our Conference Preview (page 91), download the Conference App, and visit the Conference website at www.njlm.org/conference to consider your options and start planning for the event. We're proud and excited to welcome you to League Conference! 🍷

Michael Cerra

Housing will be just one of the hot topics at the Annual League Conference this month, November 14-16, in Atlantic City.

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State & Local Partnerships

How NJHMFA is working with municipalities to create affordable housing opportunities

Melanie R. Walter, *Executive Director, New Jersey Housing and Mortgage Finance Agency (NJHMFA)*



Groundbreaking for Valor Point, Monroe Township's veterans' housing project.

Producing affordable housing in New Jersey is a team effort, requiring collaboration among nonprofits, private stakeholders, and all levels of government, including municipalities, to fulfill our shared constitutional obligations under the Mount Laurel doctrine. As our local partners are aware, building affordable housing is challenging under the best of circumstances, and can be nearly impossible unless external subsidy assistance can be made available to ensure that construction is financially viable.

The Murphy Administration has been hard at work assembling resources for municipalities seeking to build affordable housing, and the New Jersey Housing and Mortgage Finance Agency (NJHMFA) is making those funds available through a range of innovative programs.

Affordable Housing Production Fund

Earlier this year, the NJHMFA board approved a Memorandum of Understanding (MOU) to finalize the Affordable Housing Production Fund (AHPF), the \$305 million program funded through the American Rescue Plan that is poised to finance the construction of an additional 3,200 affordable homes, accounting for nearly \$1.3 billion in new construction value by the end of 2025.

Since opening the AHPF program last November, NJHMFA has received dozens of applications, underscoring the immense demand for this assistance.

As of September 2023, less than one year from the program's launch, almost \$162 million of the funds, accounting for 53% of the initial allocation, were obligated. This extraordinary pace meets the urgency of New Jersey's housing affordability crisis, ensuring shovels in the ground and roofs over heads as soon as possible.

Projects that have already received AHPF funds include a 101-unit senior housing development in Union City, a 65-unit senior housing development in West Orange, a 34-unit family building in Stafford, and an 80-unit veteran-oriented family apartment complex in Princeton.

Eliminating backlog

This program is doubling statewide affordable housing production and aims to eliminate the state’s Mount Laurel Round 3 backlog of unbuilt fully affordable projects.

At the current application rate, the agency expects that all of the initial funding will be obligated to projects by the end of fiscal year 2024.

Municipalities that have projects in the pipeline should reach out to the Agency as soon as possible to take advantage of these resources, as applications are being accepted on a rolling basis until funds run out.

Gap subsidy

Additionally, NJHMFA adapted the AHPF program to address the needs of affordable housing development projects that received coveted 9% tax credit awards in 2019, 2020, and 2021, but were unable to complete the projects due to pandemic-related cost escalations and delays.

NJHMFA established a \$60 million gap subsidy set aside that has, to date, rescued 22 stranded Low-Income Housing Tax Credit LIHTC projects, encompassing more than 1,500 affordable homes and nearly 300 special needs housing opportunities.

Buoyed by the initial success of the AHPF, legislators allocated an additional \$230 million for the program in the fiscal year 2024 budget.

In addition to bolstering the AHPF itself by restoring the \$60 million set aside and an additional \$40 million to expand the program’s impact, a \$50 million Workforce Housing Program is geared towards the creation of deed-restricted housing near transit and job centers for middle-class workers who earn between 80% and 120% of AMI. Another addition, the

\$80 million Urban Preservation Program, exists to ensure that critically needed affordable housing in New Jersey’s cities is renovated to meet the highest efficiency, health, and environmental standards and kept affordable in the long-term. Future collaboration between state and local entities will only become more critical. 

Discover the latest on this hot topic at the League Conference session:

Affordable Housing Next Steps.

**Wednesday, November 15,
10:45 a.m., Room 303, ACCC**



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Affordable Housing Working Group



Ray Heck and Sean Elwell at Salem County League Meeting



League President, Mayor Reck Heck of Millstone Borough, and League 3rd Vice President, Mayor Sean Elwell meet that the Salem County League of Municipalities gathering last month.

The League's Affordable Housing Working Group has started meeting to gather information for future League efforts to help local officials with this complex issue. Shown from top: (L to R) Edison Mayor Sam Joshi, Co-chair and League Past President Colleen Mahr of Fanwood, and Watchung's Watchung Council President Chistine B. Ead. A group of mayors and municipal professionals work through lunch with co-chair and League Past President Mayor Janice Mironov of East Windsor. Co-Chairs Mironov and Mahr kick off discussions of this hot topic.

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Reauthorization of the Brownfields Program

Elizabeth Mayor Chris Bollwage, NJLM Past President, testified in Washington this September on reauthorization of the Brownfields Program on behalf of the League’s federal partner, the National League of Cities, and the U.S. Conference of Mayors before the House Energy and Commerce Subcommittee on Environment, Manufacturing, and Critical Minerals. Other witnesses included Barry Breen, Principal Deputy Assistant Administrator, Office of Land and Emergency Management, U.S. Environmental Protection Agency; Tammy Shifflett Tincher, Greenbrier County Commission, on behalf of National Association of Counties; Lesly Melendez, Executive Director, Groundwork Lawrence, on behalf of the National Brownfields Coalition; and Pat Ford, Director of External Affairs & Business Development, Frontier Group of Companies, Buffalo, NY.

The Brownfields Program and must



Elizabeth Mayor Bollwage testified in Washington, D.C., with Tammy Shifflett Tincher, Greenbrier County Commission, who testified on behalf of the National Association of Counties.

be reauthorized for another five years, otherwise the program expires this year. Mayor Bollwage highlighted local government priorities for the 2023 Brownfields Reauthorization including:

- Higher overall authorization and appropriation levels, as well as higher per-grant amounts that were included in the Infrastructure Improvement and Jobs Act (IIJA), especially for the cleanup and multi-purpose grants.
- Have Congress urge EPA to expand its application parameters.

EPA has a more restrictive view of the purpose and targeted area regarding multi-purpose grants than originally envisioned by local governments.

- Increasing the administrative cost allowance from 5% to 10%.
- Allowing applications for an additional cleanup grant for a specific property, even if a community has already received a cleanup grant, and the allowing application for an assessment grant after a community has received a cleanup grant for a specific property.
- Requiring concurrence of local government.

Mayor Bollwage included a summary of the most notable brownfield redevelopment projects in Elizabeth including the Harbor Front Villas, the Jersey Gardens Mall, the Midtown Redevelopment Area, and the Elizabethport/Hope VI.

From his prepared testimony:

“All of these projects demonstrate the transformative nature that redeveloping brownfield sites had on my community. As a result of our efforts, my city now has a refurbished waterfront with new market rate and affordable housing, revitalized neighborhoods, and long-term successful economic development activities throughout the city.” The hearing was livestreamed and is available for viewing on the committee’s website. 🇺🇸

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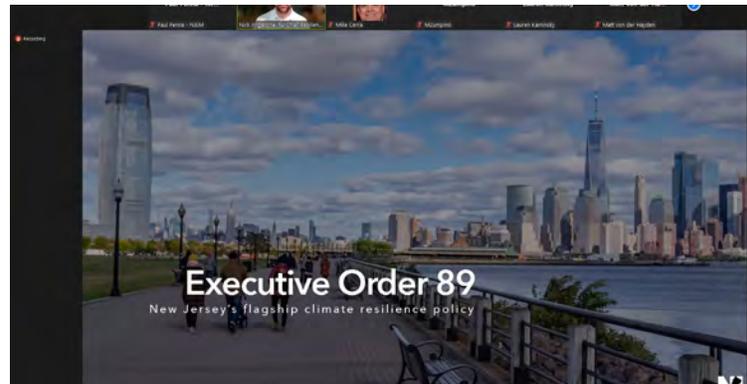
Lunch & Learn Events Dive into Climate Resilience, BIL/IRA, and State Planning

The League of Municipalities continued its series of Lunch & Learn events in the summer and fall. The United States Environmental Protection Agency and New Jersey Department of Environmental Protection spoke on applicable municipal funding opportunities through the Bipartisan Infrastructure Law (BIL) and Inflation Reduction Act (IRA) in September.

For the first portion of the Lunch and Learn, EPA Region 2 Administrator Lisa Garcia and Jack Groarke, Senior Advisor on Implementation of BIL/IRA, discussed grant funding available to states and municipalities through the Bipartisan Infrastructure Law and the Inflation Reduction Act, discussing the programs and application timeframes and answer any questions. Rounding off the event was DEP Commissioner Shawn LaTourette providing additional information and answers.

In July, the NJDEP's Office of Climate Resilience discussed the New Jersey Interagency Council on Climate Resilience Action Plan. The Interagency Council is currently developing an extreme heat resilience action plan and would like to increase their engagement with municipal officials.

The event featured speakers Natalie Augusto Filion, Deputy Chief Climate Resilience Officer for the NJDEP and Nick Angarone, New Jersey Chief Resilience Officer and Bureau of Climate Resilience Planning Manager, and



Becky Hill, with the Bureau of Climate Resilience Planning.

In October, a special 2-hour Lunch and Learn, State Development and Redevelopment Plan Update discussed the updating of the State Plan and featured Donna Rendeiro, Executive Director of the New Jersey Business Action Center Office of Planning Advocacy, Tom Wright, Chair, NJ State Planning Commission, Walter Lane, AICP/PP, Director, Office of Planning, Policy and Economic Development, and Jef Buehler, Assistant Director, NJBAC. 📍

@ Recordings of the Lunch & Learn sessions are available at the League's YouTube page, <https://tinyurl.com/mwnfjzkb>, or in the Lunch & Learn portion of the Legislative Section at www.njlm.org.

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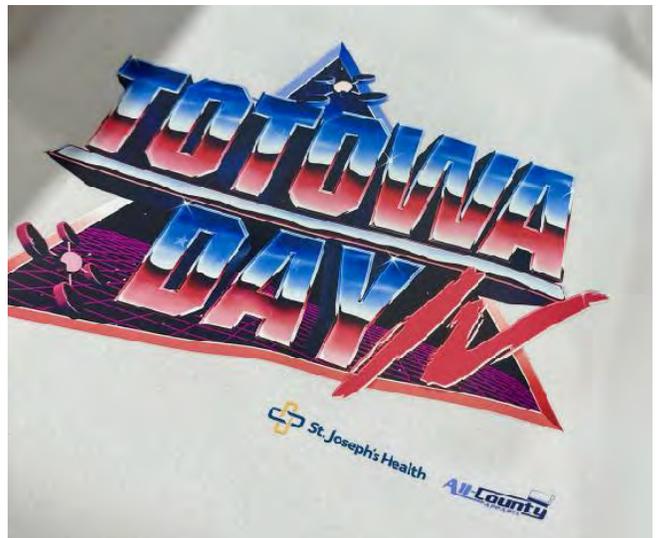
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Photo Album: Totowa's 125th

This summer, Totowa Celebrated its 125th anniversary with special celebrations at Totowa Day 2023 that included gift bags, commemorative photographs, and a spectacular drone show.

@ Have a municipal photo story you'd like to share? Email Managing Editor Amy Spiezio at aspiezio@njlm.org.



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ICMA Milestones Recognized

Verona's Township Manager, Joseph O. D'Arco, MPA, IPMA-SCP was honored for his 55 years of service in local government with recognition from ICMA (International City/County Management Association).

The 2023 Preliminary Local Government Service Award Recipients were recognized for service for 10 and 20 years of full-time, paid employment in local government. After 20 years, awards are presented in 5-year increments. D'Arco has the longest service term of all the recipients this year.

Also recognized were Donna Vieiro of Asbury Park and Robert Hoffmann of Englewood, each with 30-year service awards. 

You Gussed It: NJ Knowledge Answers (p. 120):

1. 1964 in Atlantic City. Lyndon B. Johnson
2. Glassboro State College (today's Rowan University); Lyndon Johnson and Soviet Premier Alexei Kosygin; June 1967.
3. Martin Luther King Jr. on March 27th, 1968.
4. Richard J Hughes. He served as the 45th governor of New Jersey from 1962 to 1970, and as Chief Justice of the New Jersey Supreme Court from 1973 to 1979.
5. The Secretary of State and Attorney General, once appointed by the Governor and confirmed by the Senate, are constitutionally allowed to serve for the full period of the Governor's term unless they resign. They cannot be fired. The Commissioner of Agriculture is selected by the State Board of Agriculture and the governor merely approves their pick.
6. The NY Giants, NY Jets, NJ Devils are all based in New Jersey. The New Jersey Nets first played in Piscataway (Rutgers) once they were admitted into the NBA in 1976-1977 and while the Meadowlands Arena was being built.
7. New Mexico. 8. Ford erected five buildings in the Kearny marshes in 1918. Eventually, upwards of 8,000 men worked in the Kearny plant, turning out more than 700 cars daily. Late in 1928, after the Model A replaced the Model T as Ford's prime automobile, Ford sold the Kearny works to the Western Electric Company and moved assembly operations to the new 1,500-foot-long assembly plant in Edgewater.
9. George and Martha Washington and his officers hosted four to five dances throughout the winter of 1779-1780, at the Jacob Ford House in Morristown. At one of those dances, Betsey Schuyler and Alexander Hamilton met.
10. New Jersey has 54 miniature golf courses. 

November

14-16 2023 Annual League Conference

Atlantic City Convention Center

December 2023

8 "Ask RMS" Records Retention, OPRA, and Storage

Webinar, Your Computer

January 2024

20 Orientation for Newly Elected, Reelected, or Experienced Municipal Officials

Westin Hotel, Mount Laurel

February 2024

3 Orientation for Newly Elected, Reelected, or Experienced Municipal Officials

Hilton Hotel, East Rutherford

March 2024

9 Budgeting for Elected Officials

Conference Center at Mercer, West Windsor

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Newark Forward!

Building an equitable city one brick at a time

Ras J. Baraka, Mayor, City of Newark; Executive Board Member, NJLM



Building a home requires the collaboration of design architects and skilled workers who pour the foundation, do framing and siding, put on the roof, and complete the finishing work.

In Newark, we have assembled innovative pre-construction teams modeled on this kind of collaboration to help our residents achieve home ownership and build a more equitable future for the people of this City.

Equitable Growth Opportunity Commission

Four years ago, we created the Equitable Growth Opportunity Commission. This 15-member group of experts from our academic, business, and nonprofit communities, was designed to ensure all Newark development was built on the sturdy foundation of our values and vision to create a more equitable city.

During the pandemic, we convened a second group of government and private partners, including residents, housing advocates and developers were asked to frame

this vision with a five -year plan to create affordable home ownership, and form achievable and quantitative housing goals for Newark, with a focus on affordability and equity.

These goals are:

1. Add 3,000 new housing units (market rate and affordable) across all five wards, ready for residents to move in.
2. Fund the creation or preservation of 6,600 affordable homes, prioritizing units affordable to Newarkers making less than 30% area median income (AMI).
3. Convey all vacant properties currently held by the City or Land Bank, which are suitable for residential development, with at least 30% of these units being affordable to residents making at or below 80% AMI.

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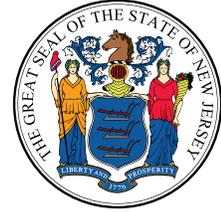
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Newark Forward!

4. Support 1,500 new and 200 existing low- and moderate-income homeowners by 2026.

5. Support 10,000 vulnerable or unsheltered households annually by 2026.

These goals define our equitable growth, and make sure the momentum of downtown's rapid development also brings housing and business investment to our wards that have suffered disinvestment and neglect.

Affordable Newark

To build momentum for some of these goals, we created Affordable Newark, a \$20 million housing initiative to help Newark families earning \$32,000 or less, which is 30% of the median income for a family of four, in our area. More than one-third of Affordable Newark housing is being built by minority and women developers and co-developers. The program is financed by the federal American Rescue Plan Act (ARPA) plus federal and local housing trust funds.

The progress toward many of these goals is measurable, and to hold our feet to the public fire, there is a chart on our website to measure our progress. It can be found at www.newarknj.gov/card/newark-housing-tracker

These goals have two objectives. First, to help residents recover from negative economic impacts of COVID-19, and second, to protect them from predatory real estate developers who have the cash to buy enormous swaths of City homes and subjugate our people to a lifetime of renting.

The health of all our cities depends



Newark Mayor Ras Baraka addresses affordable housing plans.

on breaking the cycle of indenture to landlords who charge high rents that prevent our residents from saving money for down payments on their homes, denying them the very-American opportunity to build family wealth.

Cost burdened

A report last year by Rutgers Law School's Center for Law, Inequality and Metropolitan Equity (CLiME) found that even before COVID, one-third of Newark renters were severely cost burdened, meaning they spent more than half of their incomes for shelter.

The report said that rents considered "fair" by housing subsidy programs are \$680 more per month for a two-bedroom apartment than what typical renters can afford. It is imperative we have avenues to bring people into affordable homeownership, so they are not at the mercy of landlords.

Wary of gentrification, we created a stronger Inclusionary Zoning Ordinance, covering developments of 15 units or more. Our first ordinance let developers avoid building affordable housing on-site by paying \$25,000 per unit into the City affordable housing trust fund.

Now, developers who don't build onsite must pay \$180,000 per unit, which is closer to the actual construction costs. This is to entice developers to provide their affordable housing units onsite rather than push them out of their downtown or luxury projects. Also, Newark residents get a 90-day priority window to rent these IZO units.

Newark360

Our most recent collaborative effort serves as the roof to cover all these efforts for the foreseeable future. In 2022-23, Newark residents, businesses, and community leaders teamed with a wide range of stakeholders to produce Newark360, a 10-year masterplan, which is the roof that covers many of our equitable growth plans. (www.newark360.org)

Newark360 not only spells out our vision of widespread equitable growth in housing and development, but how to foster sustainability, achieve environmental justice, expand citizen engagement, and nurture our blossoming arts community.

We are proud of our innovations, but I am equally proud of how we have engaged the community. We have embraced the idea that every voice should be heard, and all are welcome to take a seat at the table.

It takes a few craftsmen to construct a house, but it takes an invested community to build a city. 🏡



At this year's Annual Conference, learn more about affordable housing at the session: **Creating Housing Solutions to Move New Jersey Forward. Wednesday, Nov. 15, 9:00 a.m., Room 303, ACCC.**



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What stays the same

IUOE Local 825 has always kept pace with change. In 2022, we got ahead of it. Our nationally known training center became accredited as a technical college.

This means our engineers are schooled in more than operating heavy equipment. They are learning to maintain and even develop software that runs it, rather than being dependent on it.

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GREG LALEVEE
Business Manager
IUOE Local 825



The Right Side of Affordable Housing

The success of East Brunswick's Community Housing Corporation

Brad Cohen, Mayor, East Brunswick; Executive Board Member, NJLM



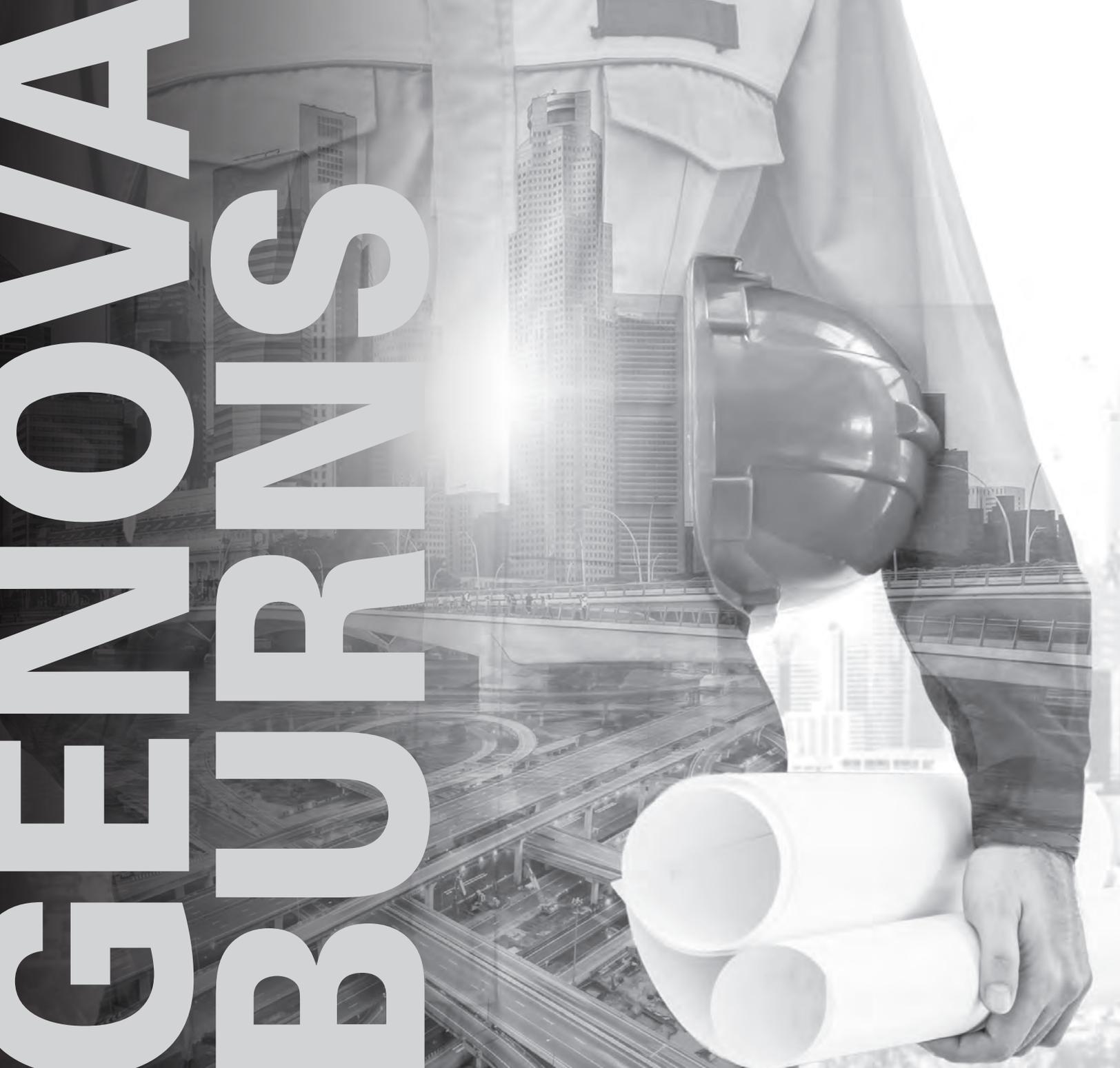
Sometimes you land on the right side of history through the power of your moral convictions. And sometimes you land there in a more circuitous manner. Of course, there are some that never try to land on the right side of history because they refuse to believe that they are on the wrong side—let's forget about them.

I would love to tell you that the formation of the East Brunswick Community Housing Corporation (EBCHC) and its support of the Mount Laurel decision came from an early commitment to the fair share housing doctrine, but that would be a lie.

Our story begins in 1946 when the Township of East Brunswick purchased the land and built a 12-unit apartment complex called Victory Gardens for World War II veterans. These units were rented at below-market rates and were a big help to returning war heroes. By 1960, many of the veterans had moved out and the township sold the property. After changing hands again, the property fell into the arms of someone who could only be categorized as a true slum lord. Over the next decade, the conditions of the buildings deteriorated, the landlord completely ignored the needs of the tenants, and many of the tenants caused problems with the residents in the surrounding community.

Police were called for fights, gun shots, bomb threats, drugs, indecent behavior, firecrackers, skyrocketers, cherry bombs, children falling out of second floor windows, stabbings, assaults, etc.

By the mid-1970s, the residents became increasingly vocal and demanded that something be done to remove the owner. Several cases ended up in court and the owner prevailed in most due to technicalities. Elsewhere in the state, municipalities were dealing with the rapid increase in population as folks fled from New York to the New Jersey suburbs. As new affluent towns sprouted out of nowhere, many folks ended up displaced, no longer able to afford to



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Affordable Housing

live in the communities that they had called home for generations. This is the basis of the landmark 1975 case, *Southern Burlington NAACP v Mount Laurel Township*. Otherwise known as Mount Laurel I, this decision outlawed exclusionary zoning and required all New Jersey towns to provide their fair share of affordable housing.

Setting up a housing corporation

In 1978 the East Brunswick Township Manager of Housing and Community Development proposed setting up the East Brunswick Community Housing Corporation (EBCHC) as a vehicle to manage Victory Gardens.

The township would use its condemnation rights and subsequently turn the property over to the EBCHC. The EBCHC was set up as a separate authority as the township had no interest in serving as a landlord. The original Board of Directors of this private, non-profit entity was picked, in large part, from religious organizations and recommended from the East Brunswick Clergy Council.

While the EBCHC spent the early 1980s in court wresting Victory Gardens through the condemnation process, the New Jersey Supreme Court reaffirmed Mount Laurel I and provided a mechanism for compliance through the institution of the builders remedy. In Mount Laurel II, the Court asked the New Jersey Legislature to draft legislation to provide for the implementation of its doctrine. By 1985, the New Jersey Legislature passed the Fair Housing Act which provided an implementation process by creating the Council on Affordable Housing (COAH). Towns would now submit affordable housing plans to COAH and they would oversee compliance.

With Victory Gardens in control of the EBCHC, the property was rehabilitated, problem tenants were removed or left, and new tenants were accepted as part of the township's commitment to affordable housing. Over the course of the next few decades, the EBCHC continued to purchase or rehabilitate properties throughout the township. In some cases, they developed the entire project themselves. All properties



Evolution in Affordable Housing

As the EBCHC reaches its 45-year anniversary, the township is very proud of its evolution in providing affordable housing. The township continues to provide support through funds earned in the housing trust. Many grants (including CDBG) have been earmarked towards the needs of the EBCHC. To date, the authority owns and operates 81 properties. These range from 1- to 3-bedroom units and are either separate multi-unit buildings or apartments located in the various condominium complexes in the township.

were provided as affordable rental units. Following the purchases, the EBCHC hired development teams, secured financing, selected tenants, and provided ongoing management.

Fair Share

While the EBCHC continued to secure properties and advanced the commitment of the township to the Fair Share Housing Doctrine, not as much could be said for most of the rest of the state. In 2008, the Fair Share Housing Act was amended to stop Regional Contribution Agreements (RCA). RCAs allowed wealthier towns to pay poorer towns to help satisfy their affordable obligations. Without legislative or COAH oversight and a growing need for affordable housing, the New Jersey Supreme Court held Mount Laurel IV in 2015. This decision placed implementation and enforcement of Fair Share Housing back into the judicial system. While over 300 townships have provided

settlements and building is well under way in most parts of the state, demand for affordable housing and fairness in the housing market is still needed.

In our 2016 Affordable Housing settlement, the township was obligated to provide for 315 units. Given our size and percentage of rental stock, this was a very reasonable number. This was due in large part to the fact that during negotiations, credit was given for many of the units provided to those in need from our EBCHC.

As the state continues to debate a fair process for implementation and enforcement of the Mount Laurel Doctrine, the Township of East Brunswick will continue to meet its obligation and celebrate the fact that our EBCHC has helped put us on the right side of history. While I would love to say that the township always knew that we would be pioneers, I will end with a quote from Bob Hope: "I've always been in the right place and time, I steered myself there!" 🦋

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Chasing Opportunities

Carteret's continuous investment in infrastructure attracts billions in private redevelopment

Bob Makin, *Public Information Officer and Director of Economic Development, Borough of Carteret*

Throughout Mayor Daniel J. Reiman's administration, a \$250 million investment in infrastructure has led to more than \$2 billion in private investment with another \$1 billion in the works on Carteret's burgeoning waterfront and in its Downtown Cultural Arts & Business District.

Profits made from the sale of sites that the Carteret Business Partnership, the Borough's nonprofit economic development agency, and its nonprofit Carteret Redevelopment Agency acquired helped pay for the \$50 million state-of-the-art URSB Carteret Performing Arts & Events Center. Meanwhile, natural resource damages won in suits against polluters along Carteret's "chemical coastline" helped turn the once toxic waterfront into a recreational destination with a park, pier, marina, and soon-to-be-expanded Riverwalk. And more than \$48 million in federal and state grants soon will bring the only municipally owned ferry operation to Carteret.

"The investments we make—although their significant when we compile the federal, state and the local money—at the end of the day, it's pennies on the dollar compared to what it means in terms of private investment," Mayor Reiman said. "We have to put the infrastructure in place, and then you see these private dollars chase those opportunities and chase those investments, whether it's downtown or along the waterfront."

Operating since the fall of 2021, the 50,000-square-foot arts center hosts private galas, Broadway-style shows, musical acts, conventions, and more. In addition to a main auditorium that holds up to 2,000, a Miami-like rooftop cigar-bar lounge and gazebo has a capacity of 250, while a basement black box theater also serves as a dining area prior to mainstage shows. The auditorium features luxury boxes sponsored by various corporations that are based locally.

Carteret is home to Fortune 500 companies, such as Goldman Sachs, NASDAQ, Crow Holdings, Prologis, Amazon, and Graybar.

"The corporate and Carteret Business Partnership support for this facility has been key," Mayor Reiman said. "Middlesex County contributed \$6 million. The State of New Jersey contributed millions of dollars toward the arts center, but a lot of the funding also came from private redevelopment."



The \$50 million borough-owned and operated URSB Carteret Performing Arts & Events Center has inspired \$300 million in downtown mixed-use redevelopment projects.

More than just mixed-used properties surround the arts center, the Mayor said.

The Borough's infrastructure investment also includes widened roads and expanded parking facilities, he said.

"We're putting in the infrastructure to really grow our downtown, taking back block by block after properties become available, some through redevelopment and eminent domain, some through private acquisition and negotiating with the private party, the property owner," Mayor Reiman said.

Downtown destination

Carteret's infrastructure investment has inspired five downtown mixed-use redevelopments valued at \$300 million that either have been constructed, are under construction, or are in the planning stages with more to be planned in the near future. They are:

- **29 Washington:** 64 residential units over 12,000 square feet of commercial, all fully occupied.
- **The Botanic, 45 Washington Ave.:** 242 units available for lease over 8,000 square feet of commercial, including a rooftop bar-lounge, under construction.



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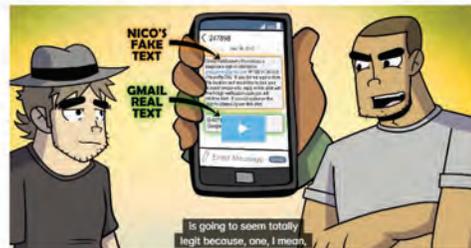
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Chasing Opportunities

- **21 Washington.** Six stories under construction with four stories of 153 residential units, two stories of parking and 8,000 square feet of commercial.
- **Locust-Roosevelt Development.** A proposed 2-acre site with a six-story building of 340 units over parking and commercial.
- **Roosevelt Avenue at Industrial Highway.** Plans for 252 units in a 10-story building with a rooftop pool.

“Once we announced the plans for the arts center and we broke ground, we saw private investment within that area just skyrocket,” Mayor Reiman said. “As an example, the CBP and the Borough built a parking garage, which is now owned by the Middlesex County Improvement Authority.

“Right away, you saw an investment of \$15 million from the private sector,” the Mayor continued. “They put in a mixed-use residential building that had 67 units and 12,000 square feet of commercial. That was followed up immediately across the street, where you saw an investment that just sold last year. It’s 242 units, six stories with a seventh-story rooftop, and it’s got about 8,000 square feet of commercial. And that building just sold last fall unoccupied and before it was finished with construction without a single tenant for \$87.5 million, the single-most expensive residential building in Central Jersey. That just shows the value that they’re putting on Carteret at \$370,000 per unit for an apartment rental, a significant value and increase in investment.”

Those two developers are pursuing their next projects.

Kalian Companies of Monmouth County, owner-operator of 27-29 Washington, now is under construction at 21 Washington. Forte Real Estate Development of Middlesex Borough, the original developer of 45 Washington, now called The Botanic, has been designated for the 2-acre site of the Washington-Roosevelt-Locust block of properties acquired over the years by the Borough, the Carteret Business Partnership, and the Carteret Redevelopment Agency.

“You’re talking an investment of over



Carteret Stages is a \$1 billion redevelopment planned for 7.5 acres of the former DuPont Chemical site that will feature a movie studio, a hotel, restaurants, retail, office space, and a parking garage. Before it was occupied, The Botanic recently sold for \$87.5 million, making it the most valuable apartment building in Central Jersey. The seven-story mixed-use includes several rooftop amenities, including a forthcoming bar for a ground-floor restaurant.

\$120 million in that single building,” Mayor Reiman said. “And all of these buildings have unobstructed views of the Manhattan skyline. We’re not the Hudson County coastline. We’re five miles south, but you can see the Empire State Building, the Freedom Tower, and all these other buildings in the skyline. Certainly at night when it’s lit up, it gives you the amenities residents are looking for.

“Residents who are moving into town tend to be that same demographic that everybody is looking for: younger professionals, retirees, and empty nesters who have the disposable income to support the new businesses in the downtown, to go to the shows,” the Mayor continued. “Some of them are working from home, others are commuting into the city. And that leads into our ferry terminal project.”

Wonderful Waterfront

The Reiman Administration began to study the feasibility of a ferry project about 15 years ago.

Working with the office of then U.S. Rep. Bob Menendez, the North Jersey Transportation Planning Authority, and the NJ Department of Transportation, the administration has assembled more than \$48 million in federal and state grants. That includes most recently a \$6 million appropriation in the federal budget that was passed in

December and a \$6 million grant that came from the Federal Transportation Authority two years ago. Additionally, the state funded an \$8 million grant for an Intermodal Transportation Building.

“So out of that \$48 million, \$20 million is set aside for the Carteret Intermodal Transportation Building,” Mayor Reiman said. “This will allow the NJ TRANSIT buses, municipal jitneys, and NJ Rideshare to drop passengers off at this building, and then they’ll hop onto the ferry to Manhattan. There will be two to three stops in Manhattan leaving about four times a day and arriving back to Carteret four times a day. Four times in the morning and four times in the evening. That’s the initial projection. We’ll increase that as ridership demands.”

Since 2016, the Borough has received a \$6 million federal grant and a \$1 million state grant for two ferry boats. The first was expected to arrive in the summer. The second is being built by NJ TRANSIT, which awarded a bid to Hornblower Marine in New Orleans. Both are 149-passenger Catamarans.

Another \$21 million from various funding sources is for the water side and land side improvements, Mayor Reiman said.

“The Borough is acquiring 35 acres



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from DuPont Chemical,” the Mayor said. “7.5 acres is set aside for the ferry project and its Intermodal Transportation Building, which will be about 40,000 square foot, 10,000 per floor, four stories. And then you’ll have about 700 parking spaces.”

The bulkhead for the ferry terminal was completed in October. NJDOT Office Maritime Resources completed the dredging in the second week in January.

As a result, the Borough can bid in early spring for water side and land side improvements, Mayor Reiman said.

“We expect to be in the ground on the land side by late spring, early summer, and in the ground on the water side by early summer with construction of the ferry terminal,” the Mayor said. “If all goes well, we’re looking at a spring ’25 opening. At the same token, we’re exploring the possibility of utilizing our existing pier for temporary service. We’re looking at the regulatory agencies, what’s permitted, what’s not permitted, because that’s a Green Acres pier. We’re looking to see whether or not that’s feasible, but in the meantime, we’ll have possession of the boats. The second boat should be coming in about 18 months, which gives us time to finalize the water side and land side improvements.

“The building itself may take a little longer, but the infrastructure will be put in place, the parking will be put in place,” Mayor Reiman continued. “We could always operate a ticket booth out of a kiosk and a smart phone until the terminal building is built. But once the terminal building is built, you’re talking about something that is unheard of for the tristate area in terms of a terminal building. Think Grand Central Station. This is a 40,000-square-foot building. You’ve got a bar, lounge, restaurant, restrooms, and ticketing area on the first floor. Second floor would be leasable office space. You’d have two stories of office space. Then you’d have a banquet hall and training center. You’d also have a bed & breakfast with 20 suites overlooking the ferry for those who are coming in and staying overnight.”

The New Hoboken

The forthcoming ferry has triggered interest in two hotel groups to operate full-scale hotels within the waterfront redevelopment area. One is part of Carteret Stages, a designated and approved \$1 billion waterfront redevelopment project that also includes 500,000 square feet of studio soundstage and film production facilities, as well as commercial and office space, restaurants, retail, and a 1,200-car parking garage.

Residential also is on the waterfront’s horizon with two 12-story towers bringing 500 units to a 5-acre site the Borough recently acquired.

“I like to compare us to Hoboken or where Hoboken was 30 years ago. And you see that with the investment.”

- Mayor Daniel Reiman

“There’s the opportunity to expand our Riverwalk and boardwalk,” the Mayor said. “Working with the state, we’ve completed about a mile and a half of boardwalk now, and we’ll be adding another mile going north.”

The next part of the plan is to acquire the abandoned Conrail line that runs parallel to Peter J. Sica Industrial Highway and to the waterfront. “We would create this loop,” Reiman said. “In essence, we would create this five-mile Rails to Trails to boardwalk concept. It really highlights all of the investment and all of the opportunity along the waterfront.”

More than a century ago, Carteret’s waterfront was residential and public, but in the 1890s, chemical companies acquired the properties, took down the colonial mansions along the waterfront and created a chemical coastline. Throughout its 21-year tenure, the Reiman administration has been taking back these properties.

“We’ve gone after DuPont Chemical, U.S. Metals,” Mayor Reiman said. “We’ve sued and won natural resource damages cases against all of these polluters requiring that they provide public space, open space, access to the waterfront. Taking back these properties, requiring them to clean up the properties, to pay civil penalties to the Borough that we’re using to provide these public amenities.

“We’re taking an older urban community with a lot of brownfield sites, and we’re revitalizing to a younger, growing community,” the Mayor continued. “I like to compare us to Hoboken or where Hoboken was 30 years ago. And you see that with the investment.”

Carteret has led Central Jersey in terms of stabilizing taxes, net increase in value for residential properties, and the percentage of increase in personal and home income. While still a working-class community, jobs are also on the rise, the Mayor said.

“NASDAQ has moved their corporate facility here, so we’ll eventually handle 90% of all transactions on NASDAQ through their data exchange in West Carteret, which we broke ground on last year,” he said. “Hampshire Companies, Crow Holdings, and Prologis have invested a billion dollars in Carteret, taking back brownfield sites, revitalizing them, creating approximately 6 million square feet of light-industrial warehouse and manufacturing/distribution space. So we’re seeing a lot of long-term permanent jobs coming back to the community.

“The town has grown,” the Mayor continued. “We’ve had three decades of compounded growth of over 10% in our population, and we continue to grow in offering workforce, housing, as well as luxury developments. I think we’re on the right track. The residents think we’re on the right track. I’m now on my 21st year as mayor. We’ve had a good team put in place for the past two-plus decades working on improving our community. It’s still a close-knit community where the residents know each other at the local ShopRite or restaurant, but you see a significant investment and a buy-in from the residents.” 

Public-Private Partners

The investment and buy-in from developers and corporations includes a \$350,000 donation to the arts center and waterfront recreation from Crow Holdings, as well as a \$250,000 Amazon donation to fund CPAC's arts education program.

Crow Holdings nearly has completed constructing three warehouses on the Rahway River totaling 1.2 million square feet, while Amazon operates three warehouses in town.

"Developers in general want to help improve communities, but communities know what they want more than a developer does," said Clark Macheimer, senior managing director in the Industrial Group of Crow Holdings Development.

Public-private partnerships are at the forefront of a good planning process because they allow for a shared effort between municipalities and private developers to reach common goals, Tyler Kalian said.

When the municipality and private developer are aligned, the community can achieve meaningful positive change, said Kalian, vice president of development for Kalian Companies, owner-operator of 29 Washington and developer of 21 Washington.

"Local governments can continue to make opportunities by working with private developers early and often and being clear with their goals for the township and community," Kalian said. "When municipalities are able to put the infrastructure in place for smart growth, then they are able to

remove that barrier to entry to new development. Municipalities also can create a vibrant walkable downtown community via smart/thoughtful planning and zoning ordinances.

Joe Bezzone, the Jersey City-based developer of Carteret Stages, agreed.

"Any productive dialogue between developer and municipality is an attempt to balance the scale of public private interaction that always benefits the community and its stakeholders," Bezzone said. "When private interests are advanced for the benefit of local interests, we are indeed deemed in cooperation."

Carteret's impactful private-partnerships would not have been possible without the diligent support of State Assembly Speaker Craig Coughlin and U.S. Rep. Frank Pallone Jr., who secured millions in state and federal funding to help Carteret grow, Mayor Reiman said.

"Mayor Reiman and municipal officials are working hard to make the Carteret ferry a reality, and I want to thank them for continuing to make the Borough a wonderful place to live and work," Congressman Pallone said.

Speaker Coughlin added. "I love to talk about Carteret and its renaissance, but what is central to that is the leadership of Dan Reiman. His determination, doggedness and unwillingness to accept anything less than what is best and right for the Borough of Carteret is what has made him so successful and the town so fortunate and prosperous."



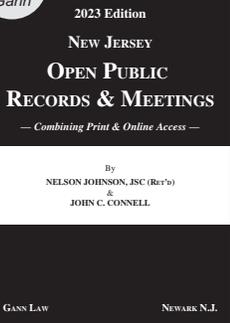
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Housing for Renters

Programs and policies from the National League of Cities

Mia Chapman, *Intern for Housing and Community Development, National League of Cities*

The following is a reprint of a post from the National League of Cities' CitiesSpeak blog.

With increasing demand for rental housing and rising rents across the country, it can be helpful to residents for cities, towns, and villages to create and support programs that assist renters in accessing safe and healthy housing.

The rental housing landscape is changing—both in terms of housing supply and renter demographics:

- The share of older renters (age 65 and over) is growing rapidly. Between 2009 and 2019, the number of renter households headed by a person age 65 and over increased by 43%.
- Black households are more likely to rent their housing, with 58% of Black households renting their housing in 2019 compared to 28% of White households. Comparatively, 52% of Hispanic households, 43% of American Indian/Alaskan Native households, and 39% of Asian households rented their housing.
- Women make up a greater share of renters than men. They are more likely to spend a significant share of their income on rent, with almost half (45.4%) of female-headed renter households being rent burdened, compared to roughly a third (36.1%) of male-headed renter households.
- The number of low-cost units has dramatically declined; units costing less than \$600 per month fell by 3.9 million between 2011 and 2019.
- The COVID-19 pandemic caused spikes in unemployment and financial insecurity, threatening a surge in eviction filings across the country. Local, state, and federal-level eviction moratoria provided relief from immediate eviction during the COVID-19 pandemic. But as COVID-era protections and emergency rental assistance programs run out and rents climb, eviction filings have been rebounding and trending toward increases in eviction filing rates across the board.

What are Cities Around the U.S. Doing to Address this Issue?

Madison, Wisconsin, is home to the Tenant Resource Center (TRC), a non-profit membership organization funded in-part by the City of Madison. The TRC's mission is to advocate for housing justice and thriving communities through providing education and centering community partnerships. Acting as a community resource to support tenants in Dane County, the TRC provides a wide variety of tenant resources such as information on community resources and housing counseling services for renters experiencing housing issues (e.g., apartment safety, discrimination, eviction, rent payment, etc.). Additional tenant resources provided by TRC include the Eviction Prevention Coordinated Entry Screening, and Housing Mediation Services to facilitate conversations and agreements between tenants, landlords, and eviction court.

Visit www.tenantresourcecenter.org

New Orleans, Louisiana, has implemented a Tenant Eviction Assistance Program and right to counsel to provide legal counsel as a matter of right to residential tenants facing eviction proceedings within the city and to provide housing-related advocacy for tenants. Specifically, the right to counsel ordinance states that anyone at risk of losing their home in eviction court has the right to an attorney and creates a permanent framework for the program, which the council established in 2021 when it was appropriated \$2 million to support eviction defense work. The ordinance created reporting requirements to track efficacy and provides assurance that the program will continue to exist in the future, facilitating the hiring of new staff.

Visit www.lafairhousing.org

Next Steps for Cities

As cities across the country continue to develop programs and policies for renters, there are important considerations to be made to better support renter households:

The number of low-cost units has dramatically declined; units costing less than \$600 per month fell by 3.9 million between 2011 and 2019.

- Improve local capacity for data collection of housing access and eviction rates. The U.S. government collects almost no eviction data; 38% of rural, 30% of suburban, 30% of exurban, and 22% of urban city officials surveyed did not know whether evictions have increased or decreased from the previous year.

Toledo, Ohio is one of many cities across the country that have implemented just cause (or “good cause”) eviction policies. Just cause policies limit the grounds upon which a landlord can evict a tenant by protecting tenants from arbitrary, retaliatory, or discriminatory eviction. Just cause eviction laws aim to help renters by providing a sense of stability to tenants, preventing evictions for no fault of their own, discouraging self-evictions, and empowering tenants experiencing poor living conditions and illegal landlord behavior to advocate for improvements without fear of retaliation.

To learn more about how to develop or refine your local eviction prevention strategy, read NLC’s Eviction Prevention: A Guide for Local Governments.

- Fund programs to provide tenants with resources such as emergency rental assistance, mediation services, and housing counseling services. These programs and resources can help tenants know their rights and reduce housing discrimination.
- Expand protections for tenants

facing eviction (e.g., just-cause eviction policies, right to counsel, etc.)

- Work with courts to ensure tenants facing eviction have access to supportive services, such as mediation as part of court procedures. 📌

@ Visit www.nlc.org for more information.

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Leading Locally

The future of housing in New Jersey

Chris Sturm, Policy Director, Land Use & Michael Atkins, Communications Director, New Jersey Future

Local officials are on the frontlines of housing development, shaping what kind of housing gets built, where it can be constructed, and the local roads and sidewalks residents use to get from their homes to everywhere else. Municipalities have the authority to adopt land use plans, set zoning codes, and create redevelopment areas and parking maximums that facilitate high quality places. Municipalities and counties have the transportation teams to design, pave, and maintain the streets and sidewalks that create the character of a community and determine if it is welcoming and safe for all users.

But the external challenges facing local leaders have become more complicated and more intense. The COVID-19 pandemic and climate change have particularly exacerbated the pressing issues of escalating housing costs, pedestrian safety, displacement of lower-income people, empty office space, and flooding, to name a few. First demand and inflation drove up housing prices, and now high interest rates have made mortgage financing increasingly difficult.

Center-based housing development

Towns and cities that encourage a range of housing types in walkable neighborhoods and centers aren't just revitalizing town and city centers for aesthetics. Successful downtowns and centers are converting abandoned strip malls, vacant shops, and empty office space to new housing, which provide municipalities with more reliable, steady, tax revenues, often without adding the costs of new students to their school district.

The result is stronger tax rates and dynamic live-work-shop places where residents enjoy local restaurants, parks, and theaters. Towns should not overlook the benefits of providing mixed-use centers to their residents and enabling them to host friends and family at their favorite places to promote even further commercial activity.

Center-based housing development supports long-time residents as they undergo changes in life but seek to remain close to their personal networks that provide them fulfilling opportunities to live full and meaningful lives.



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Consider empty nesters looking to downsize from their single-family home to age in place, and newly separated parents who want to continue to live in the same school district that their children attend. While occupancy rates for office and retail space have been weakened by post-pandemic hybrid work schedules and online shopping, the demand for center-based housing is robust, and growing as new generations, primarily Millennials and Gen Z, seek to live close to family, but with a modicum of urbanity to facilitate their hobbies and interests. Towns and cities that plan and zone for center-based housing create options for their community members undergoing life transitions, without forcing them to relocate.

Walkable places with a mix of housing and services simplify the way residents get between homes, pick up their children from school, and make it to their next doctor's appointment. Smartly designed, compact town and city centers can reduce commute times and allow people to accomplish multiple tasks within one trip.

Attainable housing

Rising costs of housing in New Jersey are a significant driver of the growing affordability crisis in the state. A 2021 Rutgers-Eagleton poll "found that 90% of New Jerseyans are worried about the cost of housing in the state, with 55% considering it a "very serious" problem." It's in New Jersey's best interest economically, socially, and environmentally to provide stable and lower-cost housing options in their communities, so the state as a whole is more affordable. New Jersey's high cost of housing has long had an impact on the state's "brain drain," the migration of highly educated individuals out of the state, due to the lack of housing access.

Developing additional housing also eases pressures on lower-income households. In the absence of new development or quality redevelopment, affluent households will outcompete lower-income households, fueling gentrification and triggering displacement of long-time residents.

Teachers, healthcare professionals, and service workers of every variety are commuting longer, often in their private automobile, to their places of work. "Across the state, municipalities that facilitate solutions to promote sustainable housing opportunities for all workers will see a ripple of positive effects for their communities," observed Montclair Mayor Sean Spiller, who also serves as president of New Jersey Educators Association.

Spiller suggests that making sure educators, and educational support professionals, and their families are able to live in the communities they serve, is a win-win for educators, students, and communities as a whole. "New Jersey cities and towns should think holistically about the benefits of promoting diversity and sustainability within their communities, and as we've done in Montclair, take legislative action to achieve and preserve that diversity," he said.

The future of housing in New Jersey

Since its formation in 1987, New Jersey Future has steadfastly advocated for center-based development and smart redevelopment projects in accordance with our statewide goals of balancing development and preservation and spurring equitable economic growth. While we have had an eye to statewide progress, it is local municipal leaders and planners who have the tools and powers to encourage development and redevelopment that can deliver more housing that is affordable, inclusionary, climate resilient, located in walkable, people-oriented centers that increase commercial activity and improve public health.

But local community planning and zoning is tricky and complicated. Even as we celebrate local success stories (see this year's Smart Growth Award winners in the sidebar), we know municipal leaders often struggle to redevelop and add housing supply to our already dense and well-connected state. Many of our partners in government, nonprofit, and the private sector are likewise interested in identifying and constructing solutions out

of the current crunch.

Over the coming months, New Jersey Future will be convening partners and stakeholders to envision future housing development in our state that is equitable, affordable, resilient, and diverse. Through a collaborative process we seek to identify practical, actionable steps to get there including everything from understanding and elevating municipal needs, to state planning and policy, to partnering with low and moderate-income residents.

To inform that conversation, New Jersey Future is circulating a simple survey to collect the perspectives of municipal leaders, community members, planners, architects, and developers. We invite you to take 10 minutes or less and share your thoughts on the pressures, successes, and challenges you and your town are facing as we confront this together.

@ Survey available online at www.njfuture.org/housingsurvey

Smart Growth Awards

On October 3, New Jersey Future held its 21st annual Smart Growth Awards to honor projects, plans, and policies across the state that demonstrate smart growth principles in action. This year, New Jersey Future honored:

- Barclay Street Apartments (Paterson)
- Clinton Hill Early Learning Center (Newark)
- Gant-Gilbert Arts Collective (Newark)
- Hinchliffe Stadium (Paterson)
- Lord & Taylor/Train Station Redevelopment Plan (Westfield)
- One Thompson Ave (Dover)
- Somerset County Preservation Plan (Somerset)

Learn more online at: www.njfuture.org/awards/2023smartgrowthawards/

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Lights, Camera, Community

Film Ready New Jersey Program puts your town in the spotlight

Janice Kovach, Mayor, Clinton Town; Commissioner, New Jersey NJ Motion Picture and Television Commission; Past President, NJLM

In the realm of entertainment, the allure of the silver screen has captivated audiences for generations. New Jersey, a state rich in film and entertainment history as well as diverse landscapes, is now providing its municipalities a unique opportunity to take center stage in the world of filmmaking. The NJ Motion Picture and Television Commission's (NJMPTC) Film Ready New Jersey Program is more than just lights, camera, action—it's an open invitation for towns to become an integral part of the cinematic experience while reaping economic, cultural, and collaborative rewards.

Lights are set up, cameras poised, and the scene is ready to unfold. The Film Ready New Jersey Program bridges the gap between towns and the entertainment industry. This program offers a streamlined approach to filming in your municipality, and the support of local businesses and organizations.



Its aim? To transform your town into a sought-after destination for filmmakers, turning local streets into sets and residents into active participants.

Certification and marketing program

NJMPTC's Film Ready New Jersey is a 5-step certification and marketing program that educates municipalities on the basics of motion picture and television production and enables cities and towns to effectively accommodate on location filming and market their communities as filming destinations.

The program sets basic standards for attracting filmmaking and positions the state as a top production destination. The "film-ready" designation provides an elevated platform for certified communities to promote themselves as filming destinations and connects film and TV professionals with skilled and knowledgeable liaisons across the state, who can provide local expertise and support to create easier, faster and better access to nearby resources and location information.

Municipal governments will be invited to participate in a one-day workshop, the first step towards certification. Representatives will receive training and guidance from industry professionals, local mayors, and NJMPTVC Commissioners and staff, and learn about the economic impact of hosting on-location filming, ordinances and permitting,

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Lights, Camera, Community

opportunities for small businesses, and the expanding infrastructure.

Participants will walk away with a toolkit to attract and welcome productions to their community and learn about the necessary steps required to become a certified Film Ready Community. The day will end with a fireside chat featuring other Mayors and industry professionals who've seen success in this industry.

The workshop will also feature Film Ready Police + Fire, designed to educate and train police and fire chiefs in public safety and motion picture and entertainment safety.

Economic boosts

As the director shouts, "Action!" your town's economy receives a fresh injection of vitality. The Film Ready New Jersey Program brings more than Hollywood glamour; it brings a tangible economic boost. Local businesses, from quaint cafes to charming boutiques, flourish as film crews and cast members patronize them during production. The influx of visitors creates a ripple effect, leading to job creation in various sectors such as catering, transportation, and production assistance. Your town's economic landscape evolves, helping it thrive as a dynamic and self-sustaining community.

The Film Ready New Jersey Program isn't just about transforming physical spaces; it's about nurturing artistic spirit within your community. Aspiring actors, filmmakers, and other creative individuals can seize the chance to be part of productions in various capacities, from extras to interns to potential collaborators. This environment of creativity encourages residents to engage, learn, and grow, further enriching the cultural fabric of your town. The program becomes a catalyst for collaboration, facilitating the exchange of ideas and skills among local talent.

In the competitive world of film-making, diverse and visually captivating locations are a hot commodity. By joining the Film Ready New Jersey Program and getting certified as Film Ready, your town becomes an attractive proposition for production companies seeking versatile settings.





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Municipal Services Manager

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Sustainability in Action

Lights, Camera, Community

The program serves as a beacon, highlighting your town's flexibility and potential to accommodate a wide range of narratives. As filmmakers scout for locations that can breathe life into their stories, your town has a chance to shine on a grand stage, gaining recognition and exposure far beyond its boundaries.

The Film Ready New Jersey Program offers a cinematic opportunity like no other, a chance for your town to emerge as a leading star in the ever-evolving entertainment industry.

Beyond the glitz and glamour, this program brings economic prosperity, cultural enrichment, and collaborative growth to communities willing to embrace the world of filmmaking. With every frame captured, your town's story unfolds on-screen, inviting audiences to explore its unique offerings.

So, as the camera begins to roll, your town's journey into the world of cinema starts—an exciting path paved with lights, camera, and boundless potential.

So, will you be FILM READY? 🎬

Film Ready New Jersey

New Jersey, a state rich in film and entertainment history as well as diverse landscapes, now provides to municipalities a unique opportunity to take center stage. The Film Ready New Jersey Program is more than just lights, camera, action—it's an open invitation for towns to become an integral part of the cinematic experience while reaping economic, cultural, and collaborative rewards.

**Tuesday, Nov. 14, 3:45 p.m.,
Room 417, ACCC**

Speakers: Mayor Janice Kovach; Steven Gorelick Executive Director, NJ Motion Picture and TV Commission; David Schoner, Associate Director, NJ Motion Picture and TV Commission.



Your Town: An On-Screen Character

Every town tells a story, and through the Film Ready New Jersey Program, yours can be immortalized on-screen. Filmmakers are drawn to locations that possess unique character and ambiance, often using them as backdrops for their stories. With every frame, your town's distinctive charm becomes part of the narrative, enticing audiences around the world to discover the hidden gems you've always known. From bustling main streets to serene parks, rolling hills, sandy beaches, and everything in between, your town becomes an essential character in the grand script of cinema.

Film and television have an uncanny ability to ignite curiosity and wanderlust among viewers. When your town's streets grace the screen, tourists and fans are bound to follow. The Film Ready New Jersey Program's impact on tourism is remarkable, as visitors flock to the locations they've seen in films and TV shows.

This surge in interest can lead to guided tours that unveil the magic behind the scenes, giving visitors a chance to experience your town's role in the entertainment world firsthand.

The economic impact of increased tourism extends beyond filming seasons, ensuring a steady flow of visitors throughout the year.



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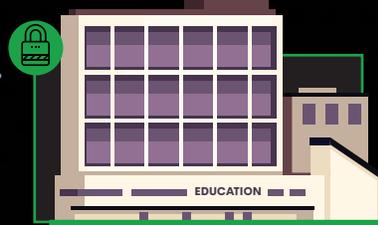
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Natural Disasters and other municipal property losses

Charles Cuccia, Administrator, Township of Little Falls, and Kenneth Schulz, Safety Director, Bergen County Municipal Joint Insurance Fund



Natural Disasters are occurring far more frequently. Storms, wildfires, tornados, and earthquakes resulted in 6.7 mega disasters per year from 2000 to 2009, 13.1 per year from 2010 to 2019, and 20 per year so far during the current decade.

As a result, premiums for property insurance are also increasing dramatically. About 55% of the premium covers normal property losses, including fires, motor vehicle physical losses, and other non-catastrophic events. The other 45% covers disasters such as what New Jersey experienced in Hurricanes Irene, Sandy, and Ida. This year, property damage from the Maui wildfire is projected at \$4 billion to \$6 billion and Tropical Storm Hillary at \$7 billion to \$9 billion.

Reinsurance impacts and managing hazards

These catastrophes are reflected in the cost of reinsurance that covers large losses. During 2022, property reinsurance increased 35% as insurers were stung by major events worldwide. This compares to an increase of 3% in 2018.

Insurance premiums are further complicated by the fact that building costs are increasing at 11% per year.

Your safety committee should arrange for a semi-annual

inspection of all facilities to identify and correct fire and other property hazards. Much of this is basic housekeeping. However, the inspection must also include the fire suppression systems (sprinklers, etc.), emergency exit lighting, generators, and other critical equipment.

Local government vulnerabilities

Local government has special vulnerabilities that must be addressed.

Truck storage. Garbage trucks should not be stored inside garages while full.

Capital plans. The capital plan should include funds to update electrical wiring, heating, plumbing, and roofs at least every 20 to 25 years.

Sprinkler systems. Based on fire protection best practices, when a municipality renovates or builds a new facility, such as a Public Works garage, a new firehouse, etc., the municipality should go above the codes and add a sprinkler system. This would ensure that the facilities, public works vehicles, equipment, and new fire apparatus are protected with the best fire protection available.

What makes local government different is that it must remain operational during emergencies. As part of its evaluation of local vulnerabilities, the Local Emergency Planning Committee (LEMC) needs to evaluate each facility's exposures, both natural and man-made.

MEL Training Makes the Safety Difference and Reduces Cost



The MEL Safety Institute (MSI) provides training that meets the needs and work schedules of MEL/JIF members. Trainings for 2023 are on target to exceed last year's record of 70,000.

THE RESULT:

Lost-time accident rates for MEL/JIF members are the lowest among municipal employees – a direct benefit measured in reduced workers' compensation costs.



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MSI LIVE includes online interactive and in-person instructor-led courses on safety and risk control including those designed for law enforcement officers.

MSI NOW offers 200 live streaming training videos available from the MEL website at any time on demand.

Law Enforcement Training and Fire Service Training and Support

Law enforcement training, video briefings, bulletins addressing essential topics and risk analysis are available on the MEL website. A separate section for Fire and EMS services includes model policies, forms and checklists, safety bulletins, briefings and training videos.

The MSI Leadership Academy

The MSI Leadership Academy provides training designed to strengthen leadership performance. Courses are available in virtual and in-person options.

MSI EXPO

Members can enroll in nine essential training programs offered on one day at a single location and fulfill essential training requirements.

MEL Leadership Skills for Supervisors

This two-day training program provides interactive learning opportunities to improve team performance and manage organizational stress. Two hour Zoom sessions are also available.

Risk Management

The Annual Elected Officials Risk Management Seminar is available online. The MEL has added a webinar titled Public Officials - What You Need to Know to provide a regulatory and safety overview for newly appointed public officials and JIF leaders.

Bulletins and Video Briefings

Safety bulletins and video briefings are released throughout the year.

For more information regarding training, contact the MEL Safety Institute 732-735-5213.

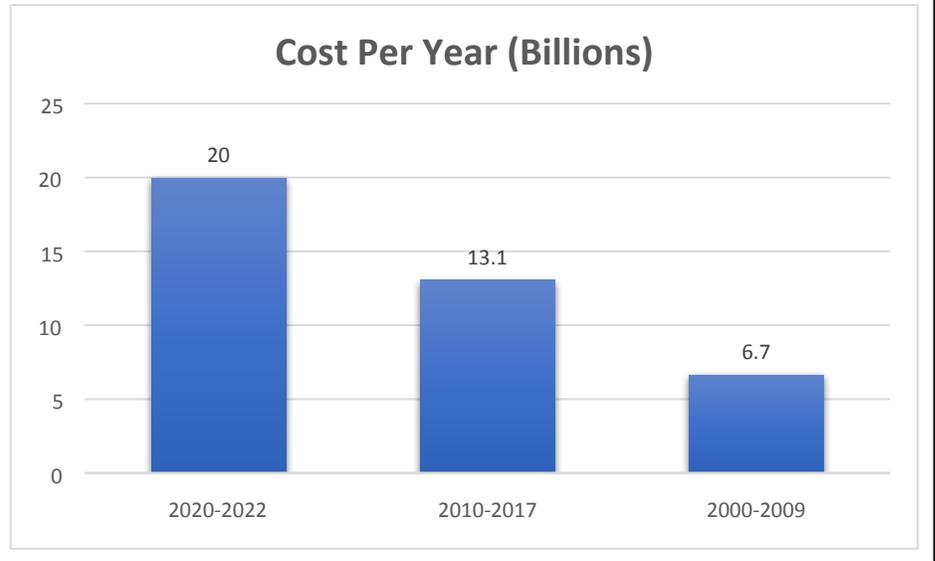
Insurance Premiums

Knowing the hazards

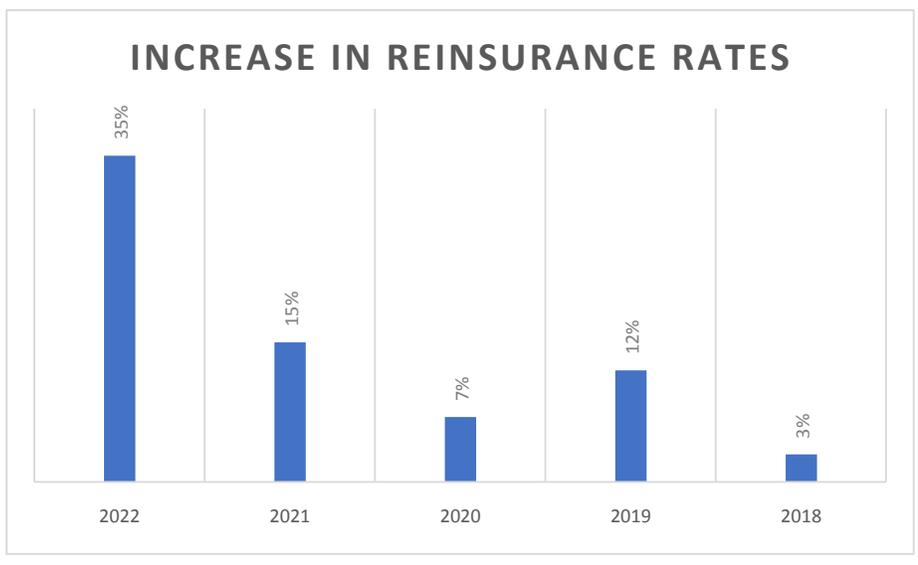
The local emergency planning process begins with a comprehensive analysis of community hazards and vulnerabilities, or likely impacts of those hazards.

- **Terrorism.** What community resources or infrastructure could be the focus of terrorist attention? Have plans been made for continuity of government operations? What steps have been taken to assure citizen and family preparedness?

US Billion Dollar Natural Disasters (Adjusted for Inflation)



Property Insurance Increase in Reinsurance Rates



- **Flooding.** What areas are likely to flood during periods of severe weather, or when drainage systems or dams might fail, including those in neighboring communities? What community assets are in floodplains? How vulnerable are municipal records, communications, utilities, and other basic infrastructure?

- **Transportation.** What are the risks posed by major transportation corridors in the community and nearby towns? What is the likelihood of an air crash? Do pipelines create special risks?

- **Materials.** What facilities in and around the community use or store hazardous materials, and what are the risks? If a chemical release

occurred, what areas would be affected?

- **Public Facilities.** What are the vulnerabilities of schools, health-care facilities, high-rise apartments, transportation centers, and other sites with large concentrations of people?

- **Large Fires.** What sites, both structures and underdeveloped properties, are particularly vulnerable?

- **Infrastructure.** What is the risk and likely impact of disruptions to the power supply, water, sewer, and other key systems?

This evaluation will provide the foundation for the Emergency Operations Plan (EOP), which will describe how the community will prepare for these major vulnerabilities. 🇺🇸

Annual Risk Management Session (MEL-JIF)

Wednesday, November 15
2:00 p.m.-3:15 p.m., Room 303, ACCC

Property Casualty Insurance costs New Jersey government \$1 billion each year and could increase by 10% or more in 2024.

This program will discuss these issues and specific actions local governments can take to control these costs. By completing this session, elected officials from communities that are members of the Municipal Excess Liability Joint Insurance Fund (MEL) will be eligible for a premium credit.

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Megan Avallone, Health Officer, Westfield Health Department, NJACCHO Past President; Linda Brown, NJACCHO Executive Director; Stephanie Carey, Retired Health Officer, NJACCHO Past President; and Peter N. Tabbot, Health Officer, Rockaway Township Division of Health, NJACCHO Past President



Your jurisdiction's Health Officer is served by the NJ Association of County & City Health Officials (NJACCHO). NJACCHO represents the state's 102 local health departments (LHDs) and its members are your subject matter experts regarding the public health needs of communities across New Jersey.

NJACCHO is the foremost source of training and support for local public health leaders and their workforce, to help ensure the provision of critical public health and emergency preparedness services within your municipality. During the last few years, NJACCHO has administered considerable federal pass-through grant funding to local health agencies in New Jersey. The most recent example of this is the administration of the Enhancing Local Health Capacity funding.

“Public health is purchasable. Within natural limitations, a community can determine its own death rate.”

—Herman Biggs

Advocates for New Jersey's communities

Our members advocate for policies that improve the health and well-being of New Jersey's communities. We work to improve the daily lives of New Jersey residents, from protecting children from lead poisoning, to ensuring residents may dine out without the risk of foodborne illness, to mitigating the risk of rabies from animal bites and providing infection control guidance to nursing homes and schools—your local public health officials do it all!

NJACCHO is part of the Public Health National Center for Innovation's 21st Century Learning Community, a nationwide effort to transform the public health system. A League Affiliate, we seek to assure that every municipality is served by a robust health department that provides essential services a neighborhood needs for better health outcomes.

NJACCHO has been a leader in envisioning what an improved public

health landscape would look like in New Jersey and nationally. We have consistently worked with local officials and stakeholders to elevate the public's health. We are also collaborating with other states, examining best practices and developing a portrait of what these 'Foundational Public Health Services' would look like in New Jersey: the skills required, staffing models, and associated costs.

Your Health Department: An Essential Partner in Emergency Response

Just like police, fire, and emergency medical services, employees of your local health department are first responders. We have helped save countless lives in New Jersey during the past 3.5 years by vaccinating our most vulnerable, providing infection control guidance to long-term care and congregate living centers, and offering consultation to millions of the State's residents regarding how to keep their families safe during the

COVID-19 pandemic.

While these activities were highlighted during the pandemic, none of this is new work to us. This is what your public health officials do every single day.

Underfunding crisis

For a generation, local public health departments, underfunded by State and Federal agencies, have ridden a roller coaster of crisis-driven funding. The post-9/11 Bioterrorism event, the 2009 H1N1 Pandemic and the global Ebola scare of 2013 through 2016 furnished New Jersey's local health departments with temporary support, but these funds consistently have evaporated as soon as the crisis has passed. We have not learned from history.

Case in point: NJACCHO has distributed over \$147 million in CDC pass-thru dollars to local health departments over the last three years, to help these agencies maintain basic services and provide pandemic

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— WWW.ESCNJ.US —

response, but this funding stream will vanish in June 2024. Health officials are running from one emergency to the next, and it often feels we are running with scissors.

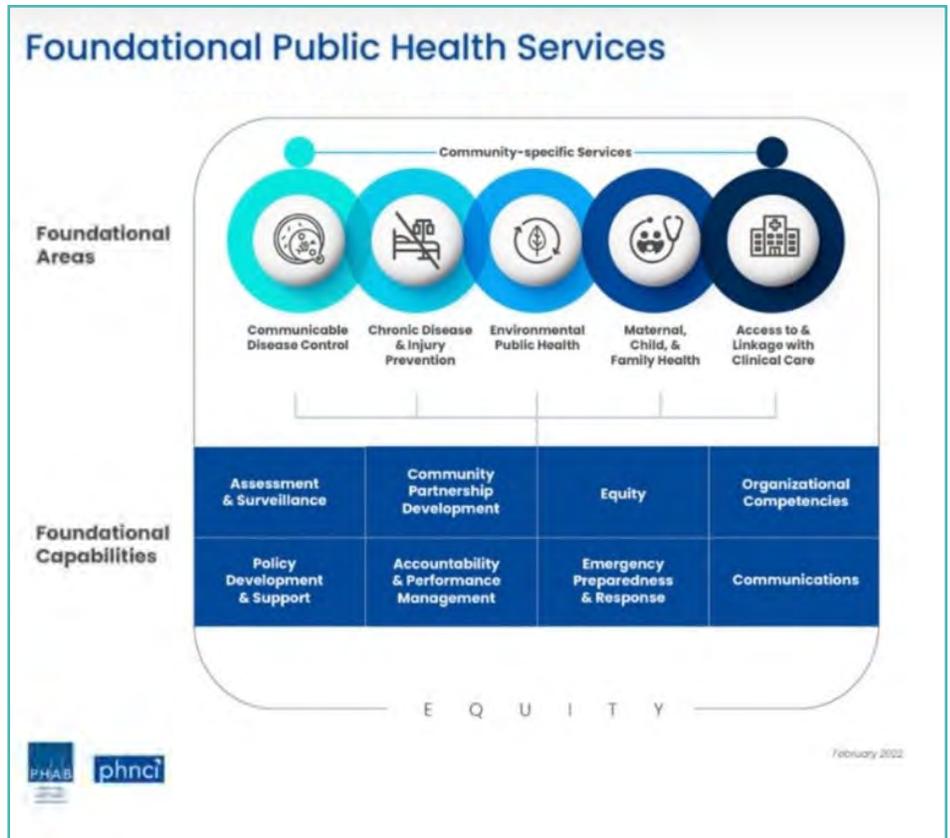
The programs health officials built have made our communities more resilient and residents healthier. But when this funding is depleted, your municipality stands to lose a lot:

- **Social workers** will be lost in the middle of a youth mental health crisis.
- **Public Health Nurses** will be laid off as childhood vaccination rates fall to their lowest level in a generation.
- **Emergency preparedness and response capacities** will be weakened, even while we know the next disaster is looming.

The programs health officials built have made our communities more resilient and residents healthier.

Local health departments are perilously close to this dark abyss, incapable of continuing or developing invaluable services that will improve the public’s health without sustained, meaningful funding. How will these losses impact your community? Which services and resources will be lost to your municipality? Ask your local health officer now. And once you do, reach out to your State legislators and let them know this will not do.

Short-term infusions of rigid, categorical funding, in the absence of sustained support for the wide array of regular, valued, but often unrecognized public health services, undermines the daily ongoing work of public health that makes our communities more resilient during a crisis. This work includes protecting our air, water, and food.



In Your Town: What Can You Do as a Municipal Leader?

- Engage your Health Officer as the local subject matter expert on public health.
- Fund your local health department like your residents’ lives depend on it, because they do. Invest in initiatives that keep people well, instead of reacting once they are sick.
- Recognize that good public health is foundational to the vitality and prosperity of your community and share that message with your residents and stakeholders.
- Support statewide efforts to increase dedicated, flexible, sustainable funding for public health agencies. Support S-2413 and A-4115 to restore portions of this essential funding.
- Come to NJACCHO’s trainings at the NJ League of Municipalities conference in November to learn strategies for building a healthier community.

As a municipal leader, you can make a big difference in the quality of life in your town.

It includes assuring livable housing for our residents. It includes addressing the physical and psychosocial needs of our elderly, and the provision of prenatal care, vaccinations, and exams to insure better pregnancy outcomes and healthy babies. Public health is a vital part of the fabric of emergency response and public safety.

Public health services are essential to sustain and elevate the community's health, but local public health agencies in New Jersey have lost a third of their staffing since 2010. Only some of that staffing was restored during the COVID-19 pandemic, and this was only made possible by temporary, prescribed funding. Health officials were tasked with simultaneous crisis management and capacity building, essentially 'building the plane while flying it.'

The only way your local health departments can adequately serve your constituents and respond to the next emergency is through sustained funding. 🦋

Health Officers Sponsor League Sessions

NJACCHO and your Health Officer can help improve and maintain the quality of life in your town. NJACCHO offers the following educational opportunities at the League Conference to support you in these efforts:

• **Wednesday, November 15, 9:00 a.m., Room 404.**

10 Reasons to Know Your Health Department: Do you know what your health department does? Find out how your health department can take your municipality to the next level by working collaboratively with other municipal agencies and why having a well-staffed local health department is crucial to a town's sustainability over the next decade..

• **Wednesday, November 15, 10:45 a.m., Room 402.**

State of Health: Meet Acting Commissioner Kaitlin Baston and learn about New Jersey's work to improve the health of its citizens.

• **Wednesday, November 15, 2:00 p.m., Room 410.**

The Looming Workforce Cliff: Who is protecting your community from health concerns? Will there be public health workers to continue this in the future? Join NJACCHO to discuss the current landscape of the public health workforce and how municipalities can take action.

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Attracting Financial Professionals

DLGS develops the DLGS Governmental Accounting and Financial Management Internship Initiative for state and local governments

Jacquelyn Suárez, Acting Commissioner, and Douglas Petix, Municipal Technical Advisor, Local Assistance Bureau, Div. of Local Government Services, NJ Department of Community Affairs

In response to the need for qualified finance professionals to fill positions in state and local governments, the Division of Local Government Services' has developed the DLGS Governmental Accounting and Financial Management Internship Initiative, an extension of the Office of the Governor's Internship Program, as one way of addressing this demand.

The Governmental Accounting and Financial Management Internship Initiative in the DLGS was created with the objective of encouraging talented and motivated college students with a major course of study in accounting, business administration, or an equivalent curriculum at accredited colleges or universities to consider careers in state, county, and municipal government by:

- Providing each student with insight into the practical aspects of various governmental units' operations through observing and participating in day-to-day activities.
- Learning and participating in governmental accounting and/or financial management activities to assist in determining if the profession or occupation selected is compatible with the student's personal goals.
- Making academic work more meaningful for each student through observing the practical application of principles and exchanging applicable information with practitioners.

Internships at work

The Governmental Accounting and Financial Management Internship Initiative benefits governmental units throughout the state by providing them with temporary assistance in their finance departments while developing a potential talent pool from which to hire upon graduation. At the same time, the initiative benefits the students by improving their social and professional skills in a "real world" setting.

The length of the internship anticipates that students will participate in the program from the time the academic semester begins until its end, approximately 10 to 13 weeks. The summer internship period begins mid-May and continues through mid-August, although the student can request to start earlier.

While it is understood that the student will have responsibilities inside and outside the classroom, the student is expected to dedicate, on average, a minimum of 12 hours a week to the internship program during the spring and fall semesters. Additional hours are encouraged to be worked during the summer if the student requests and the assignments permit it.

Host expectations

While the internship schedule may deviate depending upon the schedule of the students and host organizations, it is anticipated that the student will participate as follows:

- **Approximately half of the time with DLGS.** After an in-house orientation program, the students observe and participate in activities involving the Division's statutory oversight and regulatory review of municipal budget submissions through the DLGS Financial Automation Submission Tracking (FAST) System and the preparation of budget comments and concerns. The students are also introduced to the activities of the Local Finance Board and the Grants Administration Unit.
- **Approximately half of the time in a field assignment with a host organization (county or municipal government).** The students observe and participate, where possible, with the completion of the Annual Financial Statement and the preparation of the municipal budget. The assignments may include, but are not limited to, the preparation of supporting accounting schedules and/or documentation or the reconciling of schedules to their source documents. Other assignments may include the opportunity to observe and/or participate in the administration, tax collection, and purchasing functions.



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Attracting Financial Professionals

Student requirements

To participate, students may apply to the State of New Jersey Department of Community Affairs – DLGS, along with a cover letter describing why they are interested in a career in governmental accounting and/or financial management and include a current resume with references. Candidates will be evaluated or screened based on the information submitted and may be asked to participate in a short virtual interview via Teams.

This participation will encourage college students to consider a career in government while benefiting the host organization with temporary assistance in their finance office.

As a condition of the internship, the student is expected to adhere to the following:

- Observe regular attendance and punctuality on the job.
- Be cooperative and conduct oneself in a professional and responsible manner.
- Dress appropriately for an office environment (business casual).
- Adhere to a Code of Confidentiality with respect to financial and other information to which they may be exposed.
- Maintain a positive attitude toward work assignments.
- Assume responsibility for travel to and from their assignments. It is assumed that the student has access



“I’ve been a part of so many interesting projects, not only at the state level but also at the county and municipal level. I’ve processed Daniel’s Law requests for the Local Finance Board at the Department of Community Affairs and also collected documents to help standardize the language of settlement agreements.

At the Finance Department of Middlesex County, I’ve modified a 2023 tax analysis spreadsheet to be functional until 2035 and compiled a list of purchases eligible for federal funding under the American Rescue Plan Act since 2021. While working with the Business Administrator of the City of New Brunswick, I took part in preparing the City’s budget and drafted a centralized datasheet of all fines/fees ordinances. It has truthfully been such an incredible experience learning about and working with the many governments influencing my daily surroundings.”

Andrew Lin (Rutgers Business School Class of 2025)

Photo: Andrew Lin with Nicholas Jeglinski, Middlesex County Treasurer



“The DLGS Accounting & Finance internship was an amazing experience and definitely something I’d recommend to others to give a try! I discovered and learned so much about the multitude of roles and entities that make up local government. I got to work on various project assignments during my time here, such as dealing with ethics and local regulations, as well as several

projects regarding municipal budgets and grants. I also got to meet and work with some brilliant people, including my co-interns! Without this internship, I never would have considered a career in government services since this career pathway is often not talked about amongst my peers. I’m positive that future interns will gain the same valuable experience.”

Alyssa Liou (Rutgers Business School Class of 2025)

Photo: Hamilton Mayor Jeff Martin with Alyssa Liou, Eugenia Poulos, CFO, and Kathryn Monzo, BA



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Attracting Financial Professionals

to a vehicle or public transportation to Trenton. In addition, every effort possible is made to assign the student to a host organization near their residence for the field assignment portion of the internship.

Beneficial for all

Since its inception, the internship initiative has attracted students from the Rutgers Business School (New Brunswick) and The College of New Jersey. The governmental entities that have hosted students include DLGS, the City of New Brunswick, the County of Middlesex, the Borough of Milltown, the Township of Hamilton (Mercer), and the Borough of Somerville.

Both the participating host organizations and the college students have found the DLGS Governmental Accounting and Financial Management Internship Initiative beneficial. See the sidebar for a few comments from our most recent college student participants about their experiences.

In Your Town: Host Organization Benefits

Local governmental entities are encouraged to consider participating as a host organization in the DLGS Governmental Accounting and Financial Management Internship Initiative. This participation will encourage college students to consider a career in government while benefiting the host organization with temporary assistance in their finance office.

In addition, the Division is in the process of developing training which would assist the participating host organizations interested in starting their own internship program.

If any local governmental entity is interested in more information, they should call the DLGS Director's Office at 609-292-6613, option #9 or email dlgs@dca.nj.gov.

For more information, attend the Creating a Professional Pipeline to Fulfill Government Needs panel on **Wednesday, Nov. 15, 10:45 a.m. Room 403, ACCC**



"The internship was a great opportunity in terms of experience and exposure. I feel that there is little to no exposure to careers in government, as someone who is an accounting major, it's mostly public accounting, so this opened up a new career path. Being stationed in Trenton was perfect because it exposed me and the other interns to assignments that I would've never thought I could do, such as reviewing municipal budgets, local finance and ethics issues, and starting our own financial-analytic project. Just being in the office itself is an experience because of the people you meet and the advice they give you, all of whom have had not only past municipal jobs but also accounting/finance-related careers. I would no doubt tell my peers about this opportunity, as it offers rotational assignments that few other internships can give."

Roxanne Pascual (Rutgers Business School Class of 2026)

Photo: Jeanette Larrison, BA/CFO, Milltown Borough, with Roxanne Pascual



"Through the DLGS internship program, I have gained invaluable working experience that will carry over to my future schoolwork and professional career. Since the first day of the program, I was given hands-on work that was both challenging and educational. Being able to jump in on projects of current importance to the department was very exciting and gave me a deeper understanding of local governments. Also, every person I had the privilege of working with within the DLGS internship program was very friendly and wanted to see all the interns grow. I looked forward to coming to work every day because the environment was so accepting, and I knew I was getting so much out of each day I was in the office. I am so grateful for being able to participate in this internship program, and I would highly recommend it to others because of all its benefits."

Vincent Rizzi (The College of New Jersey Class of 2026)

Photo: Paige Elster, CFO, Borough of Somerville with Vincent Rizzi

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Experience Princeton:

A year of revitalization for the business community

Michelle Pirone Lambros, Councilmember, Princeton

“**T**he best time to plant a tree is 20 years ago. The second-best time is now.” As local leaders, we must proactively respond to the needs and desires of the communities we serve.

Supporting businesses impacted by the pandemic became a top priority for Princeton as we needed to help our businesses survive this crisis. As we worked through the many challenges, it was evident that there was a disconnect between the municipality and the business community, with no clear mechanism for communication and coordination.

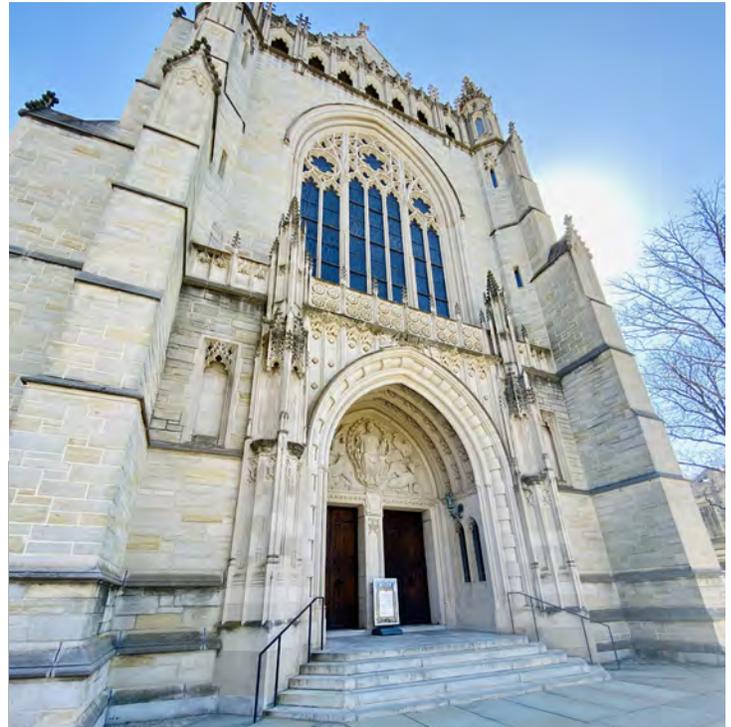
To act on the issues facing local businesses, foster economic development and growth, and enhance the overall community, a steering committee of property, business, and nonprofit leaders was commissioned by Princeton’s Council in 2020 to study various options available to the business community. In 2021, Princeton Council unanimously approved the creation of a Special Improvement District (SID), and Experience Princeton was born.

Information sharing, problem solving

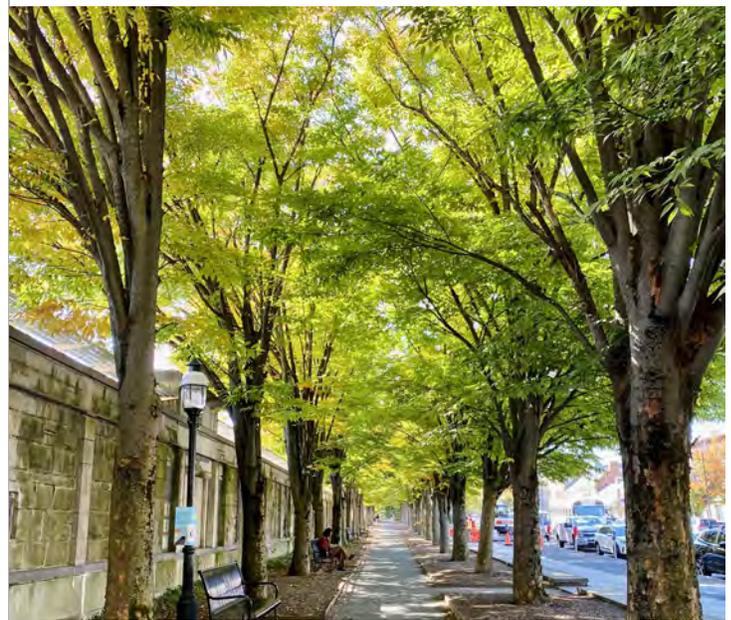
Experience Princeton has been an important conduit for information-sharing and problem-solving, serving as the main connection between the community, businesses, and the town government. With over 792 businesses, Experience Princeton helps ensure that the goals and objectives of the business community align with those of the municipality in a way that benefits our entire town.

Over the past year, Experience Princeton has been working on issues relevant to businesses and the community, such as outdoor dining, trash collection, enhanced wayfinding, and improving the mix of commercial tenants in town. Experience Princeton has also been actively involved in streetscape improvements, which will increase the appeal of the business districts and make the town a more welcoming, navigable, and beautiful place to shop, work and live.

“Princeton is in a unique position to draw a mix of different businesses to the municipality,” said Isaac Kremer, Executive Director of Experience Princeton. “Continuing to coordinate with our business partners and brainstorm new promotions, such as our upcoming Spend Local e-gift card campaign for local businesses, encourages residents



Princeton University Chapel is a gathering place for both the university and Princeton community. The Lessons & Carols program each December draws over 2,000 people.



Allee along Nassau Street on the Princeton University provides a covered walk and gives a chance to connect with nature along the busiest commercial street in Princeton.



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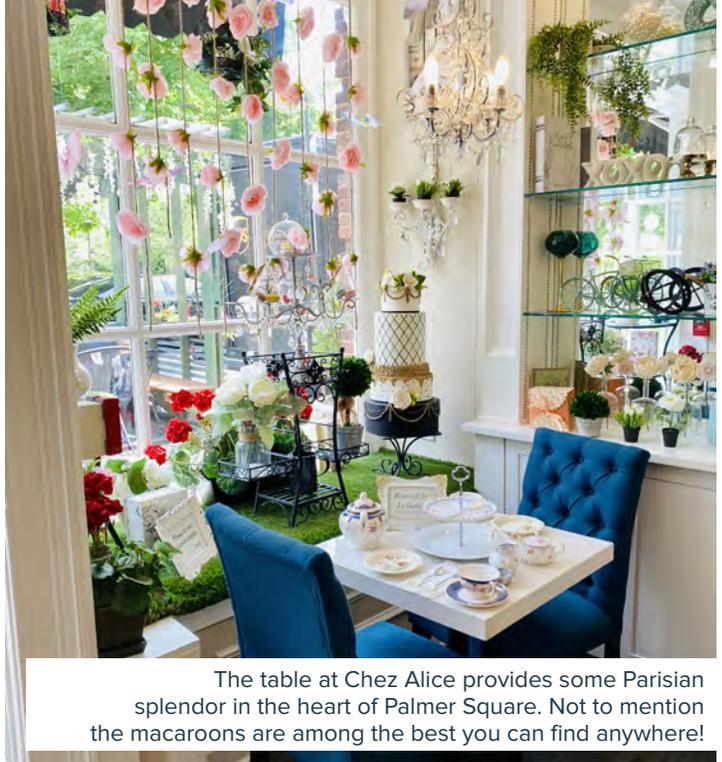
**FAIRLEIGH
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School of Public and Global Affairs

Experience Princeton



The Experience Princeton Launch.



The table at Chez Alice provides some Parisian splendor in the heart of Palmer Square. Not to mention the macaroons are among the best you can find anywhere!

to find nearby stores to patronize and can help boost the local economy by creating more traffic to our diverse assortment of businesses.”

Marketing campaigns and promotions that encourage residents to shop locally have helped grow the business ecosystem. During last March’s Restaurant Week, nearly 7,000 meals were sold, generating \$175,000 in sales for our local restaurant partners.

Municipal partnership

Experience Princeton is also working with the town to streamline processes for permits and approvals so that new and growing businesses aren’t unnecessarily delayed and is re-visiting local ordinances to offer more growth opportunities such as outdoor dining and expanding allowable business uses.

“We have forged a strong relationship with the professionals at the

municipality. This enables us to reach out to our businesses to get their input regarding prospective ordinances so that the town understands the potential impact before they finalize any new rules,” adds Experience Princeton’s President Aubrey Haines.

Core programs

Experience Princeton has three core areas of program services, economic development, streetscapes, and marketing, and aims to expand operations in 2024 to include improving parking, increasing plantings, coordinating seasonal and holiday decorations, and growing the digital presence of local businesses via social media, website, and advertising.

As an adaptable and versatile organization, Experience Princeton, with the support of the municipality, continues to deploy initiatives for

Princeton to become a more welcoming town for commerce and improve the overall customer experience for residents and visitors. 🇺🇸

Municipal and SID Successes

Mamoun Chater, third-generation operator of Mamoun’s Falafel—a 50-year-old business with several locations and nearly 10 years in Princeton—has noticed the transformation of the business community in the year that Experience Princeton has been operating.

“[Experience Princeton] has helped us businesses mesh together with the town by projecting the voices of businesses to different town segments like zoning, engineering, and municipal departments. Experience Princeton is the centerpiece, with open communication channels, where problems can be solved. Outdoor dining has been a complicated process, and they are working with the town to simplify the ordinance while working with us to provide materials, keep us updated, and get the outdoor dining process started for us.”



The Special Improvement District business meet up.

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NJCCC Funding and Plenty of Partnership

New Jersey's urban communities tackle litter

JoAnn Gemenden, Executive Director, New Jersey Clean Communities Council



It has been nearly 20 years since the New Jersey Clean Communities Council (NJCCC) launched its “Urban Cleanup Team” initiative throughout the state. Our focus is to ensure cities around New Jersey participate in this program, which is receiving record state funding in 2023.

Innovation, commitment, and community engagement are some of the terms used by mayors who have stewarded litter-abatement programs in their cities, engaging all facets of the community. Clean-up efforts have brought together non-profits, houses of worship, corporations, and local governments and cities have worked hard to see a steady and significant reduction in litter.

Perth Amboy success

In Perth Amboy, receiving \$79,719.53 in NJCCC funding this year, Mayor Helmin J. Caba said the city has brought together 1,375 volunteers since 2022 to fight litter in all neighborhoods, along with a dedicated Green Team that was recharged in 2021. Perth Amboy now has an estimated 80 clean-ups a year, he noted (the first shown above).

“We remain steadfast in our pursuit of a cleaner, brighter future,” Caba said. “This transformation transcends financing. It is uniting residents, students, businesses, and stakeholders through our community service. As we journey through 2023, our mini-grant program for local nonprofits and the Bronze Level Recognition from Sustainable Jersey is evidence of our commitment. In Perth Amboy, every action, project, and voice resonate with the eco-friendly heritage we aim to establish for future generations.”

Caba said that success hinges on building bridges with the community, noting the city’s clean communities coordinator, Joas Quiles, has nurtured partnerships with the business sector, faith-based organizations and non-profits to help realize the ultimate vision of the NJCCC to rid litter from New Jersey cities.

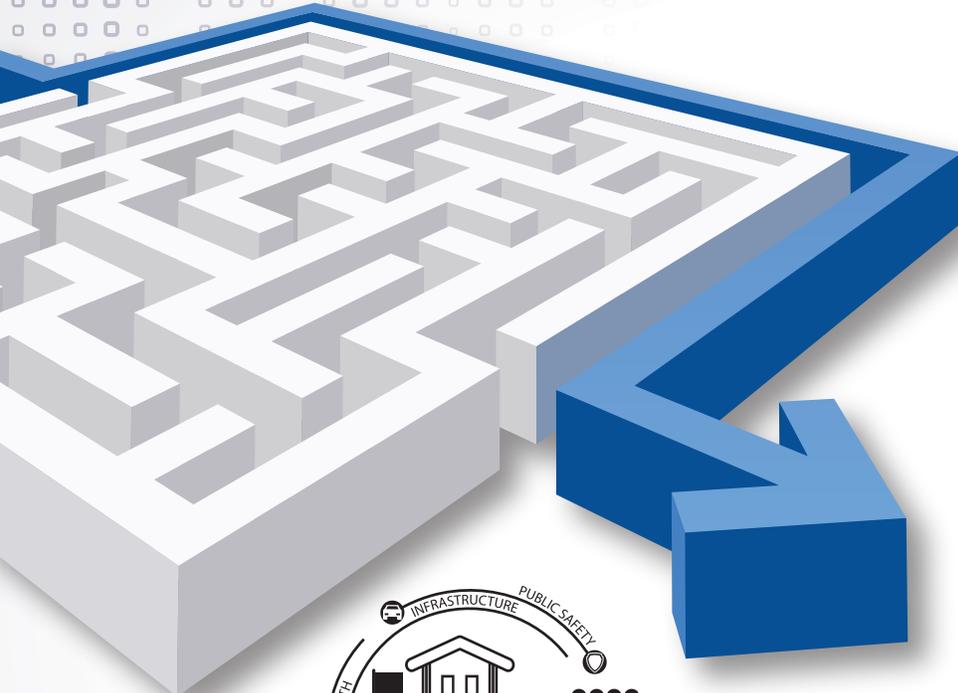
“Just look around Perth Amboy,” Caba said. “There are art murals where graffiti used to be. There are trash receptacles in areas where litter was a constant problem. There are new relationships with such partners as Home Depot and Target that have warehouses in the city and employees eager to join in coordinated litter pick-ups.”

“Any urban mayor can attest to the fact that litter is a constant challenge,” he added. “But through funding from Clean Communities, the UEZ, the Business Improvement District, and other funding, we have the resources to tackle litter, bringing the community together with a shared vision of long-term economic sustainability.”

Clean Community initiatives

The Urban Clean Team initiative was modeled after a pilot program through the Clean Communities program and the City of Trenton in 1989. Over the years, Trenton’s “Litter March” has attracted hundreds of participants and

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- Appointment Scheduling
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- Outpatient Counseling
- Depression/Anxiety Treatment
- Addiction Recovery



NJCCC Funding

needs to be relaunched following the pandemic.

In 2004, NJCCC launched the Urban Clean Team Initiative, following its visual litter survey that showed the amount of visible litter on roadways in urban areas in New Jersey is significantly greater than in other areas of the state. The ongoing project encourages cities to create a “team” and work together for a cleaner New Jersey. NJCCC’s first town-wide urban cleanup was in partnership with the City of Newark, known as the “Gateway to a Cleaner Newark.”

Through the creation of their Urban Clean Team, cities invite residents, local businesses, schools, and downtown organizations to conduct a citywide cleanup together. Generally, these events culminate with a volunteer pizza party or picnic in the park in conjunction with recognition ceremonies. The coveted “Golden Broom Awards” are given to the team that picked up the most litter.

Roselle Cares

“In our community, we launched a program known as ‘Roselle Cares’ that has taken an aggressive approach to fighting litter,” said Roselle Mayor Donald Shaw. “We know the key to



redevelopment and reinvestment is a clean community, where residents join together throughout the year to keep our streets clean and to also educate our youth that littering is harmful to the environment and local wildlife. We, like many other community leaders across New Jersey, fully embrace this program.”

“Many communities, like Roselle, use Earth Day as the ideal time to coordinate litter clean-ups, thanks to the financial support of the NJCCC,” Shaw said. “With Roselle Cares, we have volunteers further reducing litter on our streets. It is a tremendous commitment.”

Roselle received \$40,977 in NJCCC funding this year to support Roselle Cares, as well as other anti-litter initiatives coordinated throughout the entire year.

New Brunswick community engagement

In New Brunswick, the cornerstone of fighting litter is community engagement. This summer, the city launched a park ranger program, employing nine residents to patrol 17 municipal-run recreation areas and educate people about the need to control litter.

From dawn until dusk each summer day, the park rangers served as professional, courteous ambassadors. They pointed out the trash receptacles, as well as addressed issues that keep the parks clean, including how best to recycle and alerting the city’s DPW when overflowing trash cans needed attention.



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NJCCC Funding

“The Park Rangers serve on the front lines of our ongoing litter abatement efforts,” said Mayor Jim Cahill. “Besides being friendly faces in our parks during the warmer months, they have made sure the facilities remain clear of litter. They have become an indispensable part of our overall campaign to keep New Brunswick Litter Free.”

Another important program in New Brunswick is the teen litter patrol, launched in 2022, and supported, in part, by \$78,073 in NJCCC funding for 2023.

Armed with litter grabbers, the Teen Litter Patrol descended upon the city this summer, picking up one crushed coffee cup after another, with the goal of making New Brunswick a little cleaner.

Between June 25 and August 14, nine teenagers literally swept through New Brunswick during their five-hour shifts. They covered 165 city blocks, picking up 3,775 pounds of trash and 1,260 pounds of recycling.

“The students embraced the work and felt they made a positive impact on their community,” said Erin Maguire, the city’s recycling/clean communities coordinator. “Many residents started cleaning up litter in their neighborhoods as a result of seeing the students clean. Due to its success, we intend on bringing the Teen Litter Patrol Program back in subsequent summers.” 🗑️

NJ Clean Communities will present Tools of the Trade to Enhance Local Clean Communities Programs

Tuesday, Nov. 14, 2:00 p.m., Room 401, ACCC

Local Clean Communities Coordinators, municipal representatives, and elected officials will learn about what “tools” are available to enhance local clean communities programs. Speakers will provide insights to augment existing litter abatement initiatives with resourceful cleanup, education, and enforcement ideas.



Paterson post-pandemic pickups

Today, following the pandemic, the anti-litter message is loud and clear throughout many cities. NJCCC conducts its periodic visual litter surveys to gauge the success of its efforts and target next steps. In fact, NJCCC conducted a second visual litter survey in 2017, showing a remarkable 47% decrease in the amount of litter at the same urban locations that were studied in 2004.

“We are literally and figuratively doing all we can to ensure Patersonians are keeping our community clean,” said Paterson Mayor Andre Sayegh, who is once again moderating the NJCCC seminar (see description below left) at this year’s League of Municipalities conference.

“We have an entire campaign known as ‘Paterson is Picking Up,’ in which we have a Green Team, wearing their green T-shirts, that clean up litter in different sections of the city. It is a year-around effort.” Sayegh said. “We also make sure there are adequate garbage and recycling bins available in our parks and public areas to prevent litter in the first place.”

The Paterson mayor noted that the Green Team, launched in December 2019, generates between 50 to 60 volunteers on any given Saturday, pulling together residents from all parts of the city. “Residents know the priority for us is to leverage our NJCCC funding to keep Paterson clean,” Sayegh said. “It is really at the top of our agenda.” The city received \$231,706 in Clean Communities funding this year.

Innovation is key, Sayegh said, noting the city is also using state Urban Enterprise Zone funding to purchase solar-power waste containers. These so-called “smart cans” not only compact the trash, minimizing the frequency of waste collection and increasing each bin’s capacity, but inform the city’s DPW when they are full. This avoids overflowing cans and incidental litter.

Fighting litter is also good for business and the local economy in Paterson, the mayor noted.

Litter-free streets have attracted Hollywood, Sayegh said, with film producers steadily streaming into Paterson for television and movie shoots. Recent productions have included Steven Spielberg’s *West Side Story*, Aaron Sorkin’s *The Trial of the Chicago 7*, and Jordan Peele’s *Hunters*.

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From Ambition to Action

Helping municipalities advance sustainability goals

Randall Solomon, Executive Director, Sustainable Jersey

As we head into another pivotal year for climate action and sustainability, Sustainable Jersey is focused on helping municipalities access funding, leverage multiple federal and state opportunities and implement sustainability initiatives that will benefit our communities. With over 80% of New Jersey’s municipalities participating in Sustainable Jersey, it is essential that we deliver the best tools, funding, and training to move ambition into action.



Members of the Irvington Green Team at Unity Day with PSE&G’s Residential Energy Efficiency team as part of Irvington’s Energy Efficiency Outreach Campaign through the Sustainable Jersey-PSE&G Partnership Program.



Belleville Township’s temporary demonstration project was made possible through the Complete Streets Technical Assistance Program. Funded by the North Jersey Transportation Authority, technical assistance is provided through a partnership with Sustainable Jersey and the Voorhees Transportation Center at Rutgers University.

As an organization, Sustainable Jersey is in a unique position to be a connecting force between local communities and public, private, and governmental entities. Collaborating with state agencies, non-profit organizations, foundations, academia, and the business community, we research best practices for what communities could and should do to contribute to a sustainable future. The program culminates in a prestigious certification award to municipalities and schools that have documented meeting a set of rigorous standards that we call actions. We are proud that Sustainable Jersey certified municipalities are national leaders in implementing solutions to key sustainability challenges, yet we know there is still more to accomplish.

In-depth assistance

Effectively working on everything from clean energy to resilience requires broad-based sustainability literacy to ensure that towns are

Sustainable Jersey at the 2023 Annual Conference

Sustainable Jersey will share information and case studies at League Annual Conference sessions.

2023 Annual Sustainable Jersey Awards Luncheon

Tuesday, November 14 • 11:30 a.m.-1:30 p.m.

Sheraton, Atlantic City Crowne Plaza Ballroom (Ticket Required)

Tuesday, November 14

2:00 p.m., Room 420. Get Better Buy-in with Equitable Community

Engagement Strategies. Highlighting effective, inclusive, and data-informed community engagement strategies for municipal initiatives ranging from outreach and education campaigns to public participation in formal input-gathering and decision-making processes. Hear from local leaders on how they've opened up municipal decision-making, engaged underrepresented voices, and gained buy-in.

3:45 p.m., Room 421. Community Energy Planning: Lessons Learned

& Looking Ahead. Best practices for community energy planning including how to evaluate energy initiatives that best meet the needs and opportunities in each community. Case studies will highlight effective team building for the community energy plan process as well as strategies for selecting specific initiatives and creating meaningful stakeholder engagement.

Working with the New Jersey Board of Public Utilities (NJBPU), Sustainable Jersey created the Guide for Sustainable Energy Communities to help municipalities engage in community energy planning. In addition, we worked with 24 overburdened municipalities to help them develop a Community Energy Plan as part of the NJBPU Community Energy Plan Grant Program.

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From Ambition to Action

equipped to recognize and respond to critical issues immediately.

Currently, our staff provide in-depth assistance to over 100 municipalities and schools to implement projects focusing on complete streets, energy efficiency, water management, local health, social equity, food waste solutions, fleet electrification, and more. We accomplish this work through strong partnerships developed and strengthened over the years with the New Jersey Board of Public Utilities, the New Jersey Department of Environmental Protection, the New Jersey State League of Municipalities, and many others. In addition, the Sustainable Jersey Grants Program has provided over \$7.4 million to towns, school districts and schools to fund and grow community-based sustainability projects.

Annual League Conference Activity

Sustainable Jersey is presenting nine sessions at the 108th Annual New Jersey State League of Municipalities Conference. Municipalities interested in finding resources and technical assistance to help advance sustainability programs should review the list and join a session. Also, 2023 will mark our 14th year to celebrate our Annual Luncheon on the first day of the Conference. This gathering includes leaders in the sustainability movement representing state agencies, academic institutions, businesses, and the 466 New Jersey municipalities participating in Sustainable Jersey.

We will recognize the 2023 Sustainable Jersey Certified Communities and announce the recipients of the special awards that include: Sustainability Champions; Mayor Art Ondish Leadership Award; Creativity & Innovation Award; Rookie of the Year Award; Collaboration Award; Gold Star Recipients; and Sustainable Business Leadership Award. 🌱

@ For more information on Conference sessions, programs, and opportunities, visit www.sustainablejersey.com; email: info@sustainablejersey.com.

Wednesday, November 15

9:00 a.m., Room 420. Sustainable Jersey Program Update. Sustainable Jersey helps communities become more sustainable, save money, and improve the quality of life in New Jersey. Whether your municipality is certified, working toward certification, organizing an effort, or exploring possibilities, find out what's new to help you get where you want to go. Learn about new actions, opportunities for grants and other assistance, and strategic initiatives.

10:45 a.m., Room 421. What's New in Energy Efficiency Outreach Campaigns. Municipalities that want to learn about successful residential and commercial energy efficiency outreach campaigns can attend our session. One program this session will highlight is the Sustainable Jersey-PSE&G Partnership Program that offers technical assistance, resources, and funding to municipalities to prioritize energy efficiency in their buildings and help residents and local businesses do the same. When applying for the program, options include Residential Energy Efficiency Outreach Campaign; Technical Assistance for Energy Efficiency in Municipal Facilities; and Commercial Energy Efficiency Outreach Campaign.

2:00 p.m., Room 420. Investing in Active Transportation: Test Ideas, Find Funding. This session will provide examples of how municipalities are creating a vision for walking, biking and active transportation in their community. Participants will learn about technical assistance opportunities and regional collaborations as well as new sources of funds for municipalities to implement improvements to make roads safer for all users. Twenty-four municipalities have participated in the program since 2019, and the program is expected to accept applications in late fall 2023: <http://bit.ly/CompleteStreetsTA>.

2:00 p.m., Room 421. Think Outside the Bin: Non-Mandated Recycling Initiatives. While traditional recycling markets remain challenging, many new municipal and school programs have flourished focusing on non-mandated materials, with food waste being a particularly hot topic. A review of the current regulatory environment and innovative examples of local programs.

3:45 p.m., Room 421. Power Surge: Sparking Success for Electric Vehicles. Learn how municipalities can support electric vehicle ownership in all areas of the community. This session will include information about EV funding opportunities and best practices for EV outreach to help increase EV adoption on the municipal fleet as well as increasing EV ownership among residents and businesses, including those who reside in multi-unit dwellings.

Thursday, November 16

9:00 a.m., Room 420. Planning for Local Responses to Climate Change. Municipalities interested in finding resources and direction for analyzing climate vulnerability in a way that addresses resilience of the whole community should consider this session. Sustainable Jersey is working with the New Jersey Department of Environmental Protection, New Jersey Future, and others to develop guidance and assistance for municipalities to plan for, and adapt to, climate change.

10:45 a.m., Room 421. Tree Stewardship Improves Community Resilience and Equity. Information useful for all municipalities: new state guidelines; sources of funding and technical assistance; and local examples and best practices in tree-planting, stewardship and community involvement.

2:00 p.m., Room 420. Stormwater Management: Map, Monitor, and Maintain. Focus on tools, strategies, and funding that municipalities can use to meet the new NJDEP municipal separate storm sewer systems (MS4) permit requirements. Learn how to work with volunteers to advance better regional approaches and compliance and deliver cleaner water into New Jersey's water bodies.



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November 14, 2023

12:00 pm – 12:50 pm

Atlantic City Convention Center

Room #310

Speakers at the event

Mark Pfeiffer

Faculty Researcher
Rutgers
Bloustein Local Government
Center for Urban Policy Research

Chris Hanna

Senior Customer Engineer
Google

Patrick Quinlan

Chief Information Officer
and IT Director
Atlantic City, NJ

Darren Bryden

Chief Technology Officer
Elizabeth, NJ

LEARN MORE

about AI's current capabilities for government in 2024, and what advancements in the technology pose for the future of the public sector.

Bold and Innovative Solutions

The New Jersey Economic Development Authority's plans for meaningful impact

Tim Sullivan, CEO, NJEDA

During the 2024 Budget Address Governor Phil Murphy spoke about creating the Next New Jersey—a state where opportunity is available to every family and where economic challenges are met with responsible and commonsense solutions. Solutions must also be bold and innovative and poised to have meaningful impact on generations of New Jerseyans.

During the height of and recovery from COVID-19, the New Jersey Economic Development Authority (NJEDA) was at the forefront of providing much-needed assistance to help small businesses keep their doors open. Now, with the pandemic in the rearview mirror, the NJEDA is focused on creating a solid economic foundation centered on inclusivity, equitability, and long-term resiliency. The Economic Recovery Act (ERA) of 2020 has allowed the NJEDA to make investments in transformative sectors that will uplift and empower communities across the state, while creating a stronger, fairer economy.

Concrete steps

New Jersey's economy has made a tremendous rebound since the dark days of the pandemic. Understanding the need to diversify our economy, the NJEDA has taken concrete steps to invest in new, innovative sectors to ensure our economy is stronger and more prepared when the next economic downturn hits. The NJEDA is also committed to creating affordable housing, redeveloping underserved communities, supporting startups, and creating jobs in booming industries.

Supporting innovation

The NJEDA is investing in other booming sectors, like manufacturing, innovation, and offshore wind, which collectively stands to create countless good-paying jobs across the Garden State.

As part of Governor Murphy's economic development strategy to reclaim New Jersey's role as a leader in innovation, the NJEDA has created the **New Jersey Innovation Evergreen Fund (NJIEF)**, a groundbreaking tool to increase access to venture capital. This unique fund will ensure more innovative companies start, grow, and stay in New Jersey. As of September, the NJEDA Board has approved 10 venture capital firms as Qualified Venture Firms, allowing them to access up to \$12.5 million annually per investor from the NJIEF to co-invest in innovative, high-growth New Jersey-based businesses. The Fund will also create mentoring, networking, and educational opportunities to help position New Jersey companies for success.

Progress continues at the **New Jersey Wind Port** in Salem County that will ultimately improve our environment, boost our economy, and create tens of thousands of good-paying union jobs in South Jersey. In tandem, the NJEDA is developing various workforce development initiatives to ensure all New Jerseyans have equitable access to the state's offshore wind industry. This major clean energy investment will help the state achieve Governor Murphy's 11 GW offshore wind target and will cement New Jersey's reputation as a national leader in offshore wind.

As the NJEDA creates new products and invests in new sectors, it's helping grow a stronger, more resilient, and more diverse economy. The NJEDA's set of wide-ranging initiatives and investments will help attract new businesses and revitalize communities across the state—creating a New Jersey that is stronger and fairer for future generations.

Manufacturing Support

To strengthen New Jersey's supply chain, the NJEDA launched the **New Jersey Manufacturing Voucher Program (MVP)**. The MVP, developed in 2022 as a pilot program, provides manufacturers vouchers to purchase equipment they need to improve their operations and upgrade their businesses.

The Fiscal Year 2024 State Budget included an additional \$20 million for the program, bringing the program's total funding to \$53 million. The additional funding will allow the NJEDA to fulfill applications that were submitted after Phase I of the program was oversubscribed and launch Phase II of the program.

Through MVP, the NJEDA will continue working to ensure companies have the resources and capital needed to continue making products used by consumers domestically and abroad, which in turn will grow and strengthen the state's economy.

The NJEDA's **Aspire Program**, a real estate and redevelopment program, is supporting transit-oriented residential projects, creating new, affordable housing in communities across the state including Trenton, Camden, Newark, Union City, and Morristown. Over \$273 million in Aspire awards have been approved, creating over 1,300 housing units, 60% of which will be affordable for families, seniors, and commuters.

The NJEDA is also supporting communities through the creation of the **Cannabis Equity Grant Program**, aimed to help entrepreneurs, particularly those of color, access capital to help their start-ups succeed in the state's growing cannabis industry. The NJEDA is committed to building a thriving and inclusive cannabis sector that maximizes opportunities for underserved communities.

New Jersey's film industry exploded in 2022, with in-state production spending exceeding \$700 million, beating 2021's record of \$500 million. In addition, motion picture, television, and streaming productions in the state created over 8,500 jobs. Major production companies have shown interest in New Jersey, including Lions Gate which broke ground on a Newark location and Netflix which bid to purchase property at Fort Monmouth. Studio projects in Bayonne and Carteret have also made progress as content producers search for space to set up shop. 📺

The EDA will host a session, New Jersey: The Opportunity State, at the League Conference on **Wednesday, Nov. 15, 9:00 a.m., Room 301, ACCC.**

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Outside, Together!

NJDEP invites communities to learn about statewide comprehensive outdoor recreation plan

*Elizabeth Dragon, Assistant Commissioner,
NJ Department of Environmental Protection*



Vibrant communities have much to offer their residents, including thriving downtowns, convenient transportation options, and excellent outdoor recreation spaces.

Looking to create better recreation and open spaces in your community and enhance public health, as well as promote economic growth? The N.J. Department of Environmental Protection (DEP) wants to help.

DEP has created Outside, Together! A Statewide Comprehensive Outdoor Recreation Plan for New Jersey (SCORP) that it wants to share with all municipalities. Think of it as a guide to making strategic decisions about open space preservation and recreation planning, as well as a tool for finding funds to make those crucial quality-of-life improvements.

DEP representatives are ready to share details on the SCORP and unlock its potential for your community at the upcoming League of Municipalities annual conference. We invite you to join us during the Nov. 14-16 gathering to discuss the state-level plan.

Creating the plan

On Earth Day in 2022, DEP Commissioner Shawn LaTourette outlined a vision for the SCORP with Administrative Order 2022-12. This action established the Outside Together! initiative, with six principles aimed at: expanding open space and recreation opportunities, enhancing climate resilience, empowering communities with ecotourism, leveraging technology, promoting equity, and protecting biodiversity.

These principles underscore the significance of accessibility, while highlighting the state's natural resources.

For decades, our Green Acres, Fish and Wildlife, and State Parks, Forests, and Historic Sites programs have been devoted to providing N.J. residents and visitors with vibrant outdoor spaces to play, relax and connect with nature. Green Acres has been administering recreation and conservation funding since 1961, and by collaborating with municipalities, counties, and nonprofit organizations 1.3 million acres have been preserved and hundreds of

local parks developed.

Ensuring that future generations can continue to enjoy the benefits of the outdoors is paramount to our agency. Whether that is climbing a playset, cheering on a local baseball team, or enjoying a nature walk along a winding footpath, everyone deserves to have a place to enjoy in the open air. With the SCORP, we look forward to continuing to forge partnerships and engage in innovative programming and management, so that we can safeguard and enhance our natural treasures.

Also important to DEP, as we move this plan forward, is hearing from diverse voices. Our agency has prioritized public involvement in preparing the SCORP: creating an Advisory Committee, collaborating with Trust for Public Land, and conducting extensive surveys, focus groups, and stakeholder interviews that garnered feedback from more than 15,000 New Jerseyans.

Why is that so critical to our mission? Because we know that access to outdoor recreation is not a luxury, it is a necessity for physical and mental well-being. And it is also a right. Every New Jersey resident deserves the opportunity to enjoy quality, close-to-home recreation facilities—today, tomorrow...always.

Assessing open space and recreation

DEP is utilizing a recurring five-year requirement to continue eligibility for National Park Service grants to craft this broad assessment of the state's open space and recreation profile. And, although the SCORP must be submitted to the NPS by the end of 2023, our hope is to continue the open space and recreation conversation.

Our agency is committed to promoting partnerships and adaptively learning from the changing environment. We are eager to hear from you about funding policies and priorities, identifying public needs and establishing a pathway to allocate resources effectively.

By prioritizing public input, our plan identifies opportunities and offers strategies that can be replicated at the local level to guarantee all New Jerseyans have equal access to open space, outdoor recreation, and a healthy environment. The SCORP facilitates strategic planning at state, regional, and local levels to create a cohesive, well-coordinated approach to outdoor recreation and conservation.

With the SCORP as a guide, municipalities can plan how best to support preservation of natural areas, enhance the quality of life for residents, promote community engagement, obtain financial assistance, and contribute to the overall resilience and sustainability of their communities.

Local leaders key

The DEP believes that local leaders hold the key to unlocking the potential of outdoor recreation and open space in their communities. By aligning with the vision and principles of the SCORP, municipalities can foster economic vitality, promote equitable access to

outdoor spaces, and create healthier and delightful natural environments. Let's unlock the potential of marvelous green spaces that enhance quality of life, so all New Jerseyans can get... Outside, Together! 🐾

Additional information will be provided at the **Green Acres Funding: Open Space Recreation Planning** session on **Tuesday, Nov. 14, at 3:45 p.m., Room 419, ACCC.**

Keeping SCORP Current

Outdoor recreation is a significant driver of local economies and the SCORP provides a pathway to financial and technical assistance through Green Acres funding, as well as other financial and technical opportunities that can be used to meet park and open space needs.

As environmental and social conditions of the state evolve, DEP has embarked on a process of adaptability. Among the changes, Commissioner LaTourette established the Community Investment & Economic Revitalization (CIER) program in 2022.

The Green Acres program, Office of Natural Resource Restoration, Historic Preservation Office, Local Government Assistance, Community Collaborative Initiative, Youth Inclusion Initiative, Uniting Financial Resources and Office of Economic Analysis and Development now all call CIER home. Together, these CIER programs provide a platform for sustainable economic growth and the conservation of cultural and historic resources.

This adaptability will ensure that the SCORP remains current and relevant to the ever-evolving needs of New Jersey residents.

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Demand for Mental Health Supports

38 Applications for MWC Mental Health Grants shows deep need in New Jersey communities

Julie DeSimone, Director of Community Health, New Jersey Health Care Quality Institute and the Mayors Wellness Campaign



Paterson 2022 Autism Awareness Flag Raising

In a testament to the pressing need for mental health support in our communities, the New Jersey Health Care Quality Institute’s Mayors Wellness Campaign (MWC) awarded \$127,000 in grants to 10 New Jersey towns to create programs to improve the mental health of their communities. The grants are in partnership with the New Jersey State League of Municipalities and funded by Walmart.

This funding opportunity is an extension of the ongoing mental health work of the MWC. In recent years, mental health has been a top focus of the program. We have trained over 150 community members in Mental Health First Aid, launched the MWC Mental Health Toolkit, and were excited to take this important next step to fund local programs.

Grant applicants

At the MWC, we received an overwhelming response to our request for grant proposals, which we announced in June. A remarkable 38 applications, totaling requests exceeding \$700,000, flooded in from municipalities across New Jersey. This unprecedented demand reflects a shared commitment among local leaders to address the mental health challenges faced by their constituents.

The sheer volume of grant applications underscores the depth of commitment among New Jersey municipalities to prioritize mental health, substance use, and stigma reduction.



Cranbury Mental-Health-Awareness-Day

And the winners are...

The MWC awarded the grants to:

- **Bernardsville**
- **Borough of Rutherford**
- **Camden City**
- **City of Passaic**
- **City of Paterson**
- **City of Plainfield**
- **Hillsborough Township**
- **South Brunswick Township**
- **Township of Stafford**
- **Woodbridge Township**

These communities will use the funding to implement widespread, comprehensive community education and stigma-reduction campaigns, increase the number of social workers available for street outreach efforts, provide local Mental Health First Aid trainings, target underserved populations with mindfulness and yoga opportunities, and increase important social and emotional learning curriculum in the schools.

Each application represents a thoughtful plan to improve the mental well-being of community members. From educational campaigns to support services, these initiatives are designed to make a tangible difference in the lives of residents.

Real need

Clearly, the need is real and New Jersey cities and towns have creative and thoughtful ideas for initiatives that still need funding. Many of the applications emphasize the importance of equitable access to mental health resources. Underserved and marginalized populations are at the forefront of these initiatives, highlighting a commitment to inclusivity. By focusing on these often-neglected communities, municipalities aim to reduce disparities in mental health care.

Local leaders, including mayors and community advocates, have stepped up, recognizing their role in creating healthier and more resilient communities. By actively engaging in the grant application process, they

Demand for Mental Health Supports

demonstrate a deep commitment to the well-being of their constituents. These leaders serve as beacons of hope, guiding their communities towards brighter and mentally healthier futures.

While the demand far exceeds the available funding, the commitment and creativity demonstrated in these applications point toward a brighter future for mental health in our communities. We look forward to following the grant recipients over the next year to see the important impact these projects will have on residents across the state.

Improving Community Health
with the Mayors Wellness Campaign
Tuesday, Nov. 14, 2:00 p.m.
Room 414, ACCC. It will be a joint session with NJACCHO.

About the Mayors Wellness Campaign
The Mayors Wellness Campaign is a program of the New Jersey Health Care Quality Institute in partnership with the New Jersey State League of Municipalities. The program empowers mayors across New Jersey with evidence-based tools, strategies, and support to champion health and wellness in their communities.

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Labor Negotiations

Matthew U. Watkins, *Labor Consultant, NJLM*

New Educational Series Practical Management Workshops

Over the past decade and accelerated by post-pandemic retirements, vacancies have substantially increased for key positions such as Business Administrators and Managers. As a result, many dedicated individuals have stepped into these key municipal positions; a tremendous task of navigating the varying laws, regulations, and procedures particular to New Jersey, without formal training.

The League is partnering with a long-time professional manager, Matt Watkins, founder of NJ Community Solutions, LLC, to provide practical municipal management instruction.

These Practical Management Workshops are a big step forward in the educational support of municipal officials throughout the State. They will provide small group instruction and hands-on learning to educate those working in key local government positions.

The program is designed for flexibility and affordability of instruction, providing options to select single workshops, choose a particular series based on an area of concentration, or the full 5-part series. Workshops are open to anyone currently working in, or interested in, local government. Those who finish the full 5-part series will be awarded a certificate at completion. Municipalities may also take advantage of pricing by utilizing the per class pricing discounts between multiple staff members. Private sessions will also be available, as the classes would be brought directly to your municipality and each class could accommodate up to 25 of your staff. For more details on current pricing, visit www.njlm.org/ManagementSeries.

Classes will be held in 3-hour increments and include breakfast and a light snack when on attended on location. Each series will be offered twice per year to accommodate those travelling from both North and South Jersey.

Classes will be led by me, League Labor Consultant, Matt Watkins. My experience in municipal management spans 40 years in both local and state government administration, serving in three different states but primarily in New Jersey.

I have served in seven different New Jersey communities, ranging from urban to suburban municipalities. In addition, my previous roles have included the New Jersey Director of Local Government Services, Commissioner of the Public Employment Relations Commission, and President of the

New Jersey Municipal Managers Association. 

WORKSHOPS The following list outlines 25 Workshops, divided into five series. All workshops include 3 hours of in-person instruction. For dates and more information, visit www.njlm.org/ManagementSeries.

General Management Series

1. Financial and Personnel Management
2. Public Works and Public Safety Management
3. Organizational Management (other departments), Supervision, and Labor Management
4. Council and Community Relations
5. Insurance, Understanding the Audit, Ethics

Labor Management Series

1. Contract Construction
2. Negotiations
3. Health Insurance Programs
4. Arbitration and Grievance Arbitration
5. Disciplinary Action

Human Relations Series

1. Health & Disability Management and Personnel Records
2. Payroll Management
3. FLSA and Paid Time Off Management
4. Labor Contract Management
5. Conducting Hearings

Council Relations Series

1. Communications
2. Managing a Split Council
3. Agenda Prep
4. Community Relations
5. Setting Expectations

Financial Management Series

1. Developing a budget
2. Reporting: State documents
3. Understanding the AFS
4. Capital Planning 1 year
5. Capital Planning 6 years.

 For more information about the NJLM Labor Advisory Service, email Matt@njcs.us or call 973-259-6177.

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Marc Pfeiffer, Sr. Policy Fellow and Assistant Director,
Bloustein Local Government Research Center, Rutgers University

What Elected Officials and CAOs Need to Know About Technology Fitness Part 10 – Tech Fitness in Human Resources

This month we are talking about how to be technologically fit when it comes to hiring and keeping the staff that manages your technology. This is different from the use of technology in HR/personnel management. Human Resource Information Systems can include software for managing employee records as well as devices for managing time and attendance. HR tech can also refer to policies concerning the use of digital devices for monitoring employee work activities (e.g., police body-worn cameras and video cameras in the workplace) and related issues. Those are topics for another article.

For this article, human resource activities include recruiting new employees, salaries, job classifications, titles and descriptions, and the terms and conditions of employment. It also includes promotion policies, training programs, and disciplinary guidelines. For many New Jersey municipalities, managing those activities involves the laws and rules of the NJ Civil Service Commission (CSC). Let's first review HR activities in general before coming back to working with civil service requirements.

Today, a municipality recruiting for any position faces a range of societal and economic challenges. Many older workers (e.g., Baby Boomers) are taking early retirement, creating openings that were not expected. Existing employees may be poached by other public organizations or the private sector at higher wages. Meanwhile, low unemployment rates make it harder to attract new employees and may require salaries and fringe benefits that are not consistent with current practices.

In addition, many younger employees entering the workforce (e.g., Gen Z) have different expectations about the work environment than previous generations. Other potential workers want to work from home or have a hybrid work schedule, something that is often inconsistent with local government work. In some cases, background checks and clean drug tests are required. Together, these issues add challenges to hiring and retaining technology employees.

There are ways a technologically fit municipality can work through these issues. When compared to private sector work, municipal work has advantages. These may include the ability to work close to home with its lower commuting costs, and more consistent or convenient work hours, along with the opportunity and pride of working for the public. As a rule, public sector work can also offer a fixed paycheck and job stability, along with a better fringe benefit package that includes sick leave, vacation time, and a defined benefit pension with employer contributions.

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Municipal and government employers generally need to do a better job of telling their story to potential and current workers. But it is also necessary to have a creative and thoughtful recruiting practice:

- Promote vacancies using local media. That includes print and local news websites, as well as social media services like LinkedIn, Facebook, Instagram, NextDoor, and TikTok.
- Get the word out to local groups and organizations and have a presence at community events. Wherever potential employees might be found that is where you want to recruit.
- Publicize job openings through county colleges, high school tech programs, technology magnet schools and area technology training programs.



Don't miss T&M's Exhibitor Learning Session during the 2023 League of Municipalities Conference

PFAS: REGULATIONS, POTENTIAL IMPACT TO MY PWS, & LESSONS LEARNED

WEDNESDAY | NOVEMBER 15 | 1:00-1:50PM | ROOM 408

Continuing Education Credits (CECs): 1 CEC towards Engineer (PE)

USEPA has proposed Federal MCLs for six PFAS and anticipates finalizing the regulation by the end of 2023. This session will address the current regulatory climate and the potential impact to systems currently below NJDEP-established PFAS MCLs. Also, hear an update on a project in National Park.

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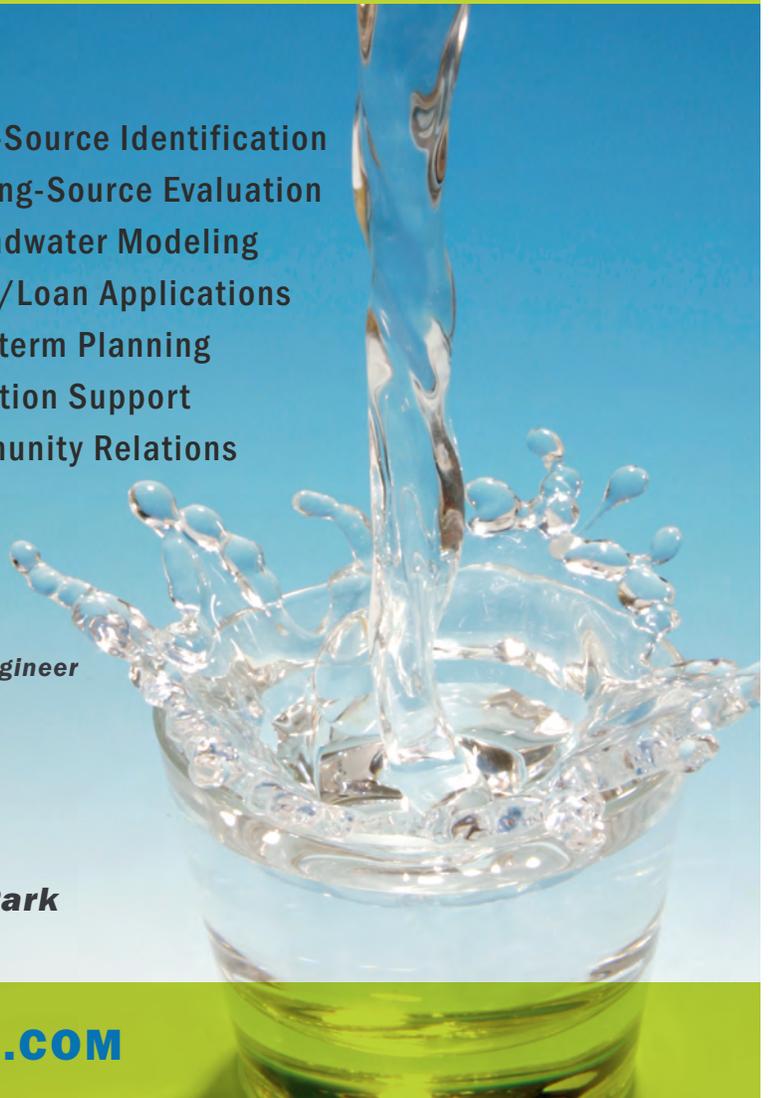
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- Highlight the advantages of working for the government (suggested above). Use generative AI chatbots to help craft catchy ads.
- Balance education requirements with actual need. Do not require a bachelor's degree if an associate's degree in a tech field will do. If you can train someone, they may not need as much background or experience. Today's young people will often have greater tech skills than employees who have been working for 20 years, an organizational asset.
- Let your local third-party technology partners know about your openings and ask them to promote them through their networks.
- Look for retirees with skills and consider hiring part-time workers if warranted. Lots of retiring boomers discover they have the time or interest to work part-time.
- Consider your internal staff to see if there is anyone with an aptitude for or interest in technology work and offer transfers and training for them. Or look at entering into a shared services arrangement with another municipality, school district, or county agency.

It is also helpful to think about improved management approaches once employees are selected.

- Simplify the onboarding process. If you are not using a Personnel Action Form or a checklist of activities needed to hire someone, create, or borrow one from another municipality. Then, see if complexity can be reduced. Try to eliminate bureaucratic hurdles where it is practical (and legal).
- Empower tech employees who want to learn new skills, take on new jobs, and engage with management. At the same time, managers need training to provide coaching and support to continuously develop talent. Consider applying this idea to all employees!
- If necessary, modify employee union contracts to reflect specific provisions for technology employees.

Civil Service Commission Considerations

For those municipalities that fall under the CSC, the process is harder and more complicated. The Commission's long-established practices, job titles/descriptions, and procedures are not always consistent with how work is done in the 2020s. CSC leadership and staff are well intended, but they are under-resourced and have conflicting priorities. That makes it very difficult to fix the metaphorical car while it's speeding down the Turnpike.

That said, there are things HR departments in CSC communities can do to help meet their tech HR needs. The single most important thing the HR coordinator can do is to work with their civil service representative to make sure that correct and informed decisions about tech titles and hiring are made.

That requires the municipal technology leader to work closely with their agency's HR leader to understand the options that are available and how best to meet the agency's needs. It is NOT telling the Civil Service Commission of a specific need and telling them to bend their rules to meet that need. The agency's need must fit into the options the CSC has available. That requires time, attention, creativity, and flexibility.

A good part of that flexibility and creativity is choosing a job title that best meets the agency's requirements. This can be an art form, as many CSC technology job titles are not tied to the technology demands of 2023. This is a link to the CSC's current list of technology job titles: https://go.rutgers.edu/CSC_Tech_Titles. Job descriptions of those titles can be found here: <https://info.csc.state.nj.us/TitleList/TitleSearch.aspx>.

Keep in mind that not all titles are available to local governments; some are limited to state or county governments. The agency CSC liaison can work with their CSC representative to help find the best title for a specific need. Remember, creativity is important. For example, you may consider hiring someone at a subordinate position, then promoting them or redoing local wage schedules to satisfy CSC criteria. It can also be useful to network with other municipal IT leaders (e.g., via www.NJGMIS.org) to share job title information.

It's easy to criticize CSC practices when it comes to technology titles. While fixing them is beyond the scope of this article, government leaders should advocate for changes. The author is happy to discuss the issues with those interested in helping to resolve them.

Managing technology personnel in a municipality is challenging. It requires creativity, teamwork and coordination between technology

managers and HR leadership. Both need to understand the needs of the other for the organization to thrive. 🦋

Learn more at the session **Technology Fitness: What Officials Need to Know Now: Thursday, Nov. 16, 10:45 a.m., Room 312, ACCC**

Exhibitor Learning Session



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Ben Dworkin, Ph.D., *Director, Rowan University Institute for Public Policy & Citizenship (RIPPAC)*

Framing the Debate

After a strong summer for Republicans, the Democrats engage on legislative campaign issues. But will it make a difference?

Democrats knew the upcoming election, with all 120 legislative seats on the ballot and no attention-grabbing statewide race at the top of the ticket, would be tough. Historically, the governor's party loses seats in the sixth year of the governor's tenure, as 2023 is for Gov. Phil Murphy. Further, the new legislative map makes several Democratic districts more competitive.

In addition, the election is going to be marked by very low turnout; probably about 28% of all registered voters will cast ballots, thereby undercutting the statewide Democratic voter registration advantage. Of those who do vote, 75% are likely to be age 50 or older, the core New Jersey Republican constituency.

These factors are driving both parties to motivate their most hard-core voters, using selected issues that generate grass roots enthusiasm.

This past summer, Republicans found themselves, through good timing, luck, and old-fashioned interest group organizing, with a host of hot issues that allowed them to paint Democrats as having a "far left agenda."

Offshore wind. What was once an initiative strongly supported by both sides of the aisle has turned into a bitter partisan battle. An increasing number of New Jerseyans relate stark images of dead whales washing up on beaches to the not-yet-built ocean windmill farms 13 miles from the shoreline. Many homeowners, tourism-reliant business owners, and the obviously interested fossil fuel industry have started organizing against this signature effort by the governor.

Schools. The problem with culture wars, said one observer, is that they can't be won, and they can't be lost. Even if one issue goes away, there will always be a new one to take its place.

Thus, as the fervor surrounding last year's battle over sex education dissipated, largely because the reality was not close to what some predicted, a new issue arose over whether schools should inform parents about a child's

request to use different pronouns when being addressed in class. The actual number of such requests statewide is unclear, but the issue, like all culture conflicts, is a stand-in for larger concerns that divide communities over values. The state has chosen to sue a handful of school boards in Monmouth and Morris counties for enacting this policy, thereby making it a much more tangible issue for voters in those areas.

In the end, who wins the legislative contests this November will largely come down to how voters answer this question: What is this election really about?

Gas stoves and electric cars. A proposal to incentivize homeowners to purchase environmentally friendly electric stoves quickly morphed into messaging that the government is "coming for your gas stove." In addition, a proposed rule by the state to require that by 2035 all new vehicles sold in New Jersey must be electric (EVs), thereby matching California's standard, has engendered a very public pushback by business groups and others.

Immigration. For several reasons, New York City, along with other major cities, is facing a surge in its migrant population. In response, the Biden administration floated the possibility of housing some migrants in federal facilities, including Atlantic City International Airport. Though this trial balloon was immediately opposed by New Jersey elected officials from both sides of the aisle, it didn't help Democrats that it was even suggested by the White House.

Riding these issues, Republicans see this year as one of their best chances to counter the two-decade Democratic hegemony in the state legislature. The GOP's prospects have been helped in large part because the Democratic response over the summer has been so muted.

To a certain degree, this is by design. Conventional wisdom is that voters don't pay much attention to the election until after Labor Day.

Further, the vaunted Democratic legislative campaign apparatus has been split, a result of personality conflicts, old grudges, and regional competition. Thus, rather than unified messaging that might have countered the GOP issue onslaught, Democratic legislative campaign coordination has been much more diffuse, with the Senate and Assembly each running their own operations and the South Jersey Democrats working separately.

Finally, even hand-wringing Democrats, concerned with the political repercussions of these issues, consider them "fleeting." The GOP campaign agenda is a "morning glory," they argue, blooming during election season, but wilting away after Election Day. By January, these issues that are animating so many Republicans today will dissipate.

Shifting the conversation

Both Republican and Democratic political strategists will advise their candidates to "meet the voters where they are." In effect, this is an admission that it is usually too hard to educate voters and explain your side of the story if the electorate has coalesced around a different view. Such change is not impossible, but few campaigns have the time and resources to make it happen.

So, rather than trying to convince voters that their perspective is uninformed, untrue, incomplete, etc., campaigns will attempt to shift the conversation to alternative topics.

This is exactly what Democrats started to do in the fall. Assembly Speaker Craig Coughlin and Senate President Nick Scutari don't want their candidates talking about dead whales, parental rights, government

mandates, and migrants. If they are explaining on that terrain, they are losing.

Overall, the Democratic campaign strategy is to talk about their efforts to make New Jersey more affordable and their accusations of GOP extremism, especially on abortion.

Since losing several legislative seats in 2021, Democratic leadership has been focused on property tax cuts, with the Anchor and StayNJ initiatives putting serious money behind the effort, as well as funding schools (which also offsets property taxes) and other pocketbook issues.

And following the overturning of *Roe v. Wade* last year, abortion access has been a stark dividing line used to mobilize Democratic and swing voters around the country. That is especially true among older, suburban women, some of whom bitterly recall what it was like pre-Roe.

Despite New Jersey's abortion laws being relatively safe, Democrats are

counting on the same electoral dynamic to take place here.

Just as Democrats criticize the Republican campaign issue agenda, GOP candidates see the Democrats as supporting non-issues as well. They knock the tax cuts as gimmicks and cite New Jersey's abortion rights protections as settled law, thus allowing them to defer questions on how a Republican majority would handle the power to regulate reproductive rights.

In the end, who wins the legislative contests this November will largely come down to how voters answer this question: What is this election really about? Both sides are spending millions of dollars trying to frame that answer for the electorate.

Once the answer is determined, it remains to be seen if it translates into advancing new legislation in January, or whether the campaign issues will simply be a mirage that only ginned up voters in November and then faded away. 🦋



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Factors to Consider: Common Law Document Requests



Can you explain what factors a records custodian should consider when determining whether to release documents subject to a request made under the common law?



Requests for documents made under the common law can be examined using three questions. **First**, as a threshold matter, does the requestor have an interest in the material they are seeking? This is referred to as standing.

Second, are the records sought public records?

And third, does the requestor's interest in the information outweigh the public interest in confidentiality? This third question is by far the most difficult question to answer and is the subject of many court decisions.

Determining whether a requestor has an interest in the material is the first step in a common law request and in most circumstances is a standard easily met.

A requestor's interest does not have to be purely personal. The interest can be based on the requestor's status as one citizen or taxpayer out of many concerned with a public problem or issue.

For example, a newspaper's interest in "keep[ing] a watchful eye on the workings of public agencies" is sufficient to accord standing under the common law. (See, *Red Bank Register v. Board of Education*, 206 N.J. Super 1,9 (App. Div. 1985)).

After the requestor's interest has been determined, the next question is whether the records sought are public records. While the definition of "public records" under common law is like the definition of a "government record" found in the Open Public Records Act (OPRA), there are some important distinctions.

For starters, the common law definition of "public records" is broader than the statutory definition of "government record" found in the OPRA.

A public record under the common law is "one required by law to be kept, or necessary to be kept in the discharge of a duty imposed by law, or directed by law to serve as a memorial made by a public officer authorized to perform

that function, or a writing filed in a public office." (See, *Josefowicz v. Porter*, 32 N.J. Super. 585, 591 (App. Div. 1954)). The elements essential to constitute a public record are that it be a written memorial, that it be made by a public officer, and that the officer be authorized by law to make it.

Contrast this with OPRA's definition of "government record," which includes "any paper, written or printed book, document, drawing, map, plan photograph, microfilm, data processed or image processed document, information stored or maintained electronically or by sound-recording or in a similar device, or any copy thereof, that has been made, maintained or kept on file... or that has been received in the course of ... official business... ." (See, *N.J.S.A. 47:1A-1.1*). There are also specific exemptions contained in OPRA, along with various other exemptions contained in various Executive Order and contained in other statutes, regulations, and case law, which are not necessarily applicable under the common law.

In every case under the common law the Court seeks to balance a citizen's right to know against any legitimate and necessary public purpose in withholding this information. This leads us to the third question, which is always the most difficult to answer; does the requestor's interest in the information outweigh the public interest in confidentiality? A Court-created test has suggested several factors that are to be considered when making this determination. These factors are:

1. The extent to which disclosure will impede agency functions by discouraging citizens from providing information to the government.
2. The effect disclosure may have upon persons who have given such information, and whether they did so in reliance that their identities would not be disclosed.
3. The extent to which agency self-evaluation, program improvement, or other decision making will be chilled by disclosure.
4. The degree to which the information sought includes factual data as opposed to evaluative reports of policymakers.
5. Whether any findings of public misconduct have been insufficiently corrected by remedial measures instituted by the investigative agency.

6. Whether any agency disciplinary or investigatory proceedings have arisen that may circumscribe the individual's asserted need for the materials.

These are known as the "Loigman factors" after the New Jersey Supreme Court decision where these factors were first articulated, *Loigman v. Kimmelman*, 102 N.J. 98, 112 (1986).

Recently, however, another case from the New Jersey Supreme Court expanded on the Loigman factors, at least in cases of police misconduct and requests for internal affairs records, which are exempt under OPRA. The new so-called Rivera factors, named after the court case *Richard Rivera v. Union County Prosecutors Office*, 250 N.J. 124 (2022), focus on the public's interest in disclosure. The Rivera factors are as follows:

1. Nature and seriousness of the misconduct.

2. Whether the alleged misconduct was substantiated.

3. The nature of the discipline imposed.

4. The nature of the official's position.

5. The individual's record of misconduct.

These Loigman factors, and to an extent the Rivera factors, are used to evaluate if the need for disclosure outweighs the need for confidentiality. As with any factors test, not all factors need to be met. The scale can be tipped one way or another even if the weight of the matter falls heavily enough on just a single factor.

Records custodians are wise to review these factors each time they are presented with a request under the common law.

Each request is different and must be evaluated independently. Your municipal attorney should be your primary source for assistance on how to respond to such requests. 📌

For more information on OPRA, there will be three sessions that may be of interest.

Wednesday, Nov. 15, 2:00 p.m., Room 402, ACCC

Recent OPRA Decisions highlights the most significant issues litigated, with pertinent summaries of the decisions, both reported and unreported as well as a review of recent GRC decisions.

3:45 p.m., Room 314, ACCC

OPRA & Right to Know: Recent Developments & Strategies updates of recent developments and strategies on OPRA from Supreme Court, Appellate Division, Trial Courts, and GRC.

Thursday, Nov. 16, 10:45 a.m., Room 404, ACCC

Newly Elected Primer-OPRA is an overview of Open Public Records Act and what New Municipal Officials should be aware of moving forward.

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Good Deeds: Municipal tax collector credited with saving resident's home from foreclosure

When heroic public servants come to mind, most people likely think of police officers and firefighters. But a tax collector?

Middle Township resident Rita Foss will tell you that her town's tax collector is her personal heroine.

Foss never missed a mortgage payment, but received notice a week before last Christmas that her home was going into foreclosure. She was shocked and scared, and she couldn't think of what to do except head to Town Hall.

Foss was directed to Tax Collector Sandy Beasley, who combed through the homeowner's paperwork and spotted an address error on a tax-service company document. The mistake had resulted in an erroneous lien that put Foss' home in jeopardy. After multiple calls to Foss' mortgage firm and the tax-service company it contracted with, Beasley finally slashed through the red tape. Her persistence paid off when the tax company agreed to investigate and confirmed the error.

"It was a very scary time," said Foss. "Sandy kept calling the company and then giving me updates. She helped ease my mind. I don't know what I would have done without her. She went above and beyond to help me."

An unfolding drama

Beasley's colleague, tax clerk Julianne Calverley, watched this tax collector-saves-Christmas story unfold.

"I said, 'Sandy, you saved this woman's home. That's a big deal!'" said Calverley.

She nominated Beasley for a Middle Township Employee of the Month Award, which was presented at the Township Committee meeting in August.

Beasley, who is known among colleagues for her modesty, said troubleshooting tax issues comes with the job.

"We have wonderful people living in Middle Township, and my colleagues and I work together to resolve challenges and get to the bottom of problems," said Beasley, who has worked for Middle for nearly 30 years. "We will help everyone that comes in here."

The three-person Tax Collection department takes pride in being able to explain bills to residents who call and stop in, Calverley said.

"If people don't understand a change, we can break it down for them," she said. "It's nice to see the light bulb



Tax Collector Sandy Beasley with Mayor Timothy C. Donohue

go on and you know they get it."

Beasley's helpful ways extend beyond residents, Calverley said.

"Other municipal tax collector will call Sandy for help with questions. She is the go-to person."

The Tax Collection Department's personalized service is an extension of Middle's neighborly vibe, Calverley said.

"It's a small town. Everyone kind of looks out for each other." ❄️



EXHIBITOR LEARNING SESSION

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WEDNESDAY, NOVEMBER 15
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ABOUT THIS SESSION

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Legislative Update

Lori Buckelew, Deputy Executive Director and Director of Government Affairs;
Paul A. Penna, Senior Legislative Analyst,
Andrew LaFevre, Legislative Analyst;
Frank Marshall, Esq., Associate General Counsel



S-3378

Deposits \$60 million into Affordable Housing Production Fund from Coronavirus State

Fiscal Recovery Fund.

Status: Reported favorably out of the Senate Community and Urban Affairs Committee with Committee amendments and second referenced to the Senate Budget and Appropriations Committee.

S-3378 would deposit \$60 million in uncommitted funds from the state's Coronavirus State Fiscal Recovery Fund or other uncommitted federal funds, into the Affordable Housing Production Fund to continue providing subsidy financing for 100% affordable housing projects already approved under a Mount Laurel Fair Share Settlement Agreement.

The League supports S-3378 as it provides funding necessary to ensure that affordable housing projects are completed. With increased construction costs, some projects that have already been approved are in danger of being abandoned. Additional funding for the Affordable Housing Production Fund will help the funds mission to see these projects have the financing necessary to allow their completion. –FM



S-3853

Provides for mayor to retain appointing authority under certain circumstances.

Status: Introduced in the Senate and referred to the Senate Community and

Urban Affairs Committee.

This bill explicitly provides that under a council-manager form of government, when the mayor is elected at-large by the voters of the municipality at the regular municipal election or general election, the mayor would retain appointing authority that is prescribed by general law.

The League supports this commonsense measure to clearly state that the mayor has appointing authority. –PAP



A-5351

Prohibits collection of biometric identifier information by public or private entity under certain circumstances.

Status: Introduced and referred to the Assembly Consumer Affairs Committee.

This bill prohibits the collection of biometric identifier information by public or private entities of this State under certain circumstances. This prohibition includes collecting, retaining, converting, storing, or sharing any biometric identifier information unless the public or private entity posts clear and conspicuous notice, written in plain language, at every common entryway regarding its use of a biometric surveillance system.

As drafted, municipal governments would need to apply the notice provision to government building video surveillance systems, traffic control video cameras, public parking lot security systems, utility security systems, downtown street monitoring cameras, school security, police body cameras, and other applications. Other government agencies may be similarly affected. In some cases the required signage requirement can be met, but in others, (particularly outdoor and street environments,) it is impossible. Also, there is arguably no value in doing so.

We understand and appreciate the sponsors' interest in regulating the use of biometric identification technology but must oppose this legislation because in a government environment, the resale of data or providing it under any basis to non-government agencies is generally an impermissible act. –PAP

Additional funding for the Affordable Housing Production Fund will help the funds' mission to see these projects have the financing necessary to allow their completion.



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Conference Preview

GENERAL INFORMATION

Make Your Plans: The 108th Annual League Conference fosters an environment to help Build Your Future with sessions covering the hottest topics for municipal officials. A combined session and exhibitor program will also be distributed on site at the Conference. In the meantime, visit the Conference session listings at www.njlm.org/Sessions by scanning this QR code.



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Now available in your app store! Use it to stay up to date with the latest news, create a personal schedule and event profile, message other attendees, and view a full exhibitor list.

The 2023 app has a new look this year, and once downloaded from your device's app store under "NJLM Events," you will notice that it has a new look! All of the functionality of the previous app will remain, such as the ability to filter the schedule based on criteria such as CEUs offered.

On the app you will be able to:

- View the Conference schedule on-the-go.
- View a full exhibitor listing.
- Create a personalized schedule so that you don't miss a thing.
- Easily sort the session schedule based on CEUs offered or hosting affiliate group.
- Receive announcements - be sure to enable push notifications for the app so that you don't miss a last-minute change that is announced.
- View speaker listings.
- Access answers to Conference FAQs.
- Update your event profile.
- Network with other Conference attendees



Operating tips:

You will not need to login to view certain areas of the app, such as viewing the session schedule and exhibitor listing. However, in order to utilize creating a personal schedule and messaging other attendees, you will be asked to login.

Log in using the name and email address that was used at registration. A verification code will be sent to you via email. Plug this code into the login screen and you are on your way!

To view your personal schedule or attendee networking, you will be asked to login again after 24 hours; this includes entering a new verification code.

App Tutorial

For more information, visit the online app tutorial at www.njlm.org/AppTutorial.



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This November when you step into the Atlantic City Convention Center you will see some improvements, including new self-service registration kiosks! The kiosks offer a quick and convenient way to print badges in the atrium. And as a bonus, you will be able to review your name and title BEFORE printing this year, allowing for easy corrections on the go. Badges will not be mailed this year and can only be printed onsite. The move to onsite printing will alleviate problems experienced in previous years due to delays in mail delivery and incorrect name spellings on received badges, and it's one less item to pack!

As in previous years, the attendance of spouses and partners is welcome, but in 2023, you will notice a nominal fee to help offset the costs associated with printing spouse/partner badges. Spouses/partners registering onsite must do so by visiting a staffed registration counter. Please note that a spouse/partner cannot be an employee of the organization, and these badges are not valid for earning CEUs.

Kiosks will be available for printing your badges in the atrium onsite Monday through Thursday from 7:30 a.m. to 5:00 p.m.

To decrease excess paper usage, badge reprints can only be made at the two dedicated kiosks on the 2nd floor of the Atlantic City Convention Center, located near the entrance to Hall D.

Education Sessions

The Conference features 100+ education sessions, many offering CEU credits. For credit information, visit www.njlm.org/CEU or the Conference app. CEU certificates can be printed out from www.njlm.org/CEU Nov. 27, 2023, through May 1, 2024.

Did you know that the League Conference offers sessions providing more than 16 types of CEUs to attendees? If you're maintaining licenses or are participating in the League's Local Government Leadership Program (LGPL), the Conference is a fantastic opportunity to earn those credits.

Before You Arrive: Add Your License Number

We are always trying to make the experience easier for you. This year, please input your license information in your registration before the Conference ends. If that information wasn't added when you registered, please go to your registration confirmation follow these steps:

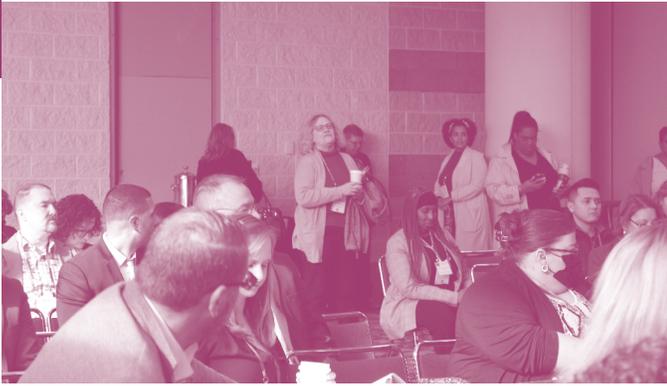
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When you do this, the certificates for the sessions you scan in, attend, and scan out for are automatically created and will be ready for printout starting after taking a survey on Monday, November 27 at the Conference site's CEU system.



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League Meetings: Be a Part of It!



Conference Orientation: Come enjoy the coffee and get a jump start on your Conference experience and League membership on **Tuesday, Nov. 14 at 10:30 a.m. in Room 319.** A panel of NJLM officers will be followed by an informal coffee and opportunity to meet up among young municipal officials for networking and idea exchange. In addition, the newest members of the Local Government Leadership Program will be recognized for their efforts.



NJLM Resolutions Committee Meeting: All interested delegates are invited to attend the NJLM Resolutions Committee Meeting **Tuesday, Nov. 14 at 3:00 p.m. in Room 322 at the Atlantic City Convention Center** for a discussion of resolutions submitted for committee action. All can attend, only Resolutions Committee members can vote. Committee recommendations will be voted on at the Annual Business Meeting on Thursday, Nov. 16. Pick up a resolution synopsis at the League Information Booth.



NJLM Annual Business Meeting: Have a voice in the League's operations! Attend the Annual Business Meeting at **3:30 p.m., Thursday, Nov. 16, in the Pearl Ballroom at the Sheraton Hotel.**

All are invited, voting is restricted to the Mayor/official designee. Celebrate the swearing-in of the elected League Officers for 2023-24 and witness the adoption of the Conference Resolutions that will drive the League's legislative efforts for the year.

Mayor's Welcome!

We invite all mayors to stop by the Mayors Welcome Center for a chance to meet mayors from around the state, glean the latest work from the League's teams.



Conference Consultants: Pre-arrange face-to-face meetings with State and Federal program directors, area experts, and grant providers by accessing the consulting contacts by visiting the App. Take advantage of the ample space for one-on-one and small group meetings in the Exhibit Hall lounges and in the Atrium lobby.



Events

How local governments can manage challenges and successfully move forward is the spotlight for a number of sessions, including the following:



www.njlm.org/Events



Mayors' Lunch Briefing

Wednesday, November 15 • 12:15 p.m.-1:45 p.m. • Crown Ballroom, 2nd Floor • Sheraton Hotel, Atlantic City

Limited to the Mayor and two guests of the Mayors' choosing.

Presiding: Ray Heck: Mayor, Millstone Township; NJLM President

Presentations:

- Mayors' Hall of Fame Induction
- Innovation in Governance Awards

On Wednesday, November 15, join Mayors from around the state for the opportunity to honor your peers for their achievements in the League's Hall of Fame and the Innovation in Governance and to build a dialogue with the directors of State agencies with this important opportunity to have the ear of decision makers on the State level. These lively discussions provide information not only from the speakers, but from the audience. Don't miss this chance to build your network.

WIMG Networking & Awards Event

Wednesday, November 15 • 5:15 p.m. • Crown Ballroom, 2nd Floor • Sheraton Hotel, Atlantic City

The Women in Municipal Government Committee (WIMG) was established by the League of Municipalities' Executive Board to encourage active involvement and full participation of elected female municipal officials in local government. This year's event celebrates the women around the state who inspire through their work.



Mary Jane Canose



Jaclyn Veasy



Shoshanna Page

This year's Outstanding Women in Government Awards will be presented to Mayor Mary Jane Canose of Bernardsville, Mayor Jaclyn Veasy from Evesham, and Shoshanna Page, Senior Policy Advisory and Communications Strategies, Office of the Mayor, City of Newark.

Good & Good For You

This year the League Conference will offer opportunities to maintain your health and assist those in need.

- **Hydration Stations:** Get and stay hydrated by utilizing hydration stations throughout. Consider visiting the generous station sponsors!
- **Health & Wellness:** Plan for your future health by stopping by the Walmart Health and Wellness booth (#3407). Select health screenings and vaccinations will be offered. Bring your insurance card if you'd like a vaccination!
- **Food Drive:** Take a moment to do good the week before Thanksgiving by bringing non-perishable items to donate to the Community Foodbank of New Jersey. Donation boxes will be located onsite at the Atlantic City Convention Center.



League Delegates Luncheon

Thursday, November 16 • 12:00 Noon-1:30 • Crown Ballroom, 2nd Floor • Sheraton Hotel, Atlantic City



Presiding:
Ray Heck, Mayor,
Millstone Township;
NJLM President



Speaker:
Phil Murphy, Governor,
State of New Jersey

The culmination of the hard work and idea building developed at the League Conference, the League Delegates Luncheon is one of the nation's largest gatherings of local government officials and those who support their work. This must-attend event puts you in the room with the League and State leadership and creates and learning opportunity to start your 2024 on the right foot. Whether a longtime member or newly elected, the League Luncheon is an inspiring way to wrap up your conference.

Gov. Phil Murphy has confirmed his keynote address.

Join us in honoring Lt. Gov. Sheila Oliver and Joesph Fiordilso, BPU President, who will both be posthumously recognized with the Distinguished Public Service Awards.

In addition, Laurie R. Doran, Director of the New Jersey Office of Homeland Security and Preparedness (NJOHSP) will be honored with the Public Sector Career Recognition Award.



Public Sector Career Recognition Award:
Lt. Governor Sheila Oliver and
BPU President Joesph Fiordaliso,
both posthumously.



Outstanding Public Service Award:
Laurie R. Doran, Director
of the New Jersey Office
of Homeland Security and
Preparedness (NJOHSP)

Get Social!



Follow NJLM on Facebook and X. Use **#NJLeague23** or download the Conference App and opt for push notifications.

We'll be providing immediate notices on:

- Changes to the League's educational sessions schedule
- Shuttle bus changes
- Sold-out League events
- Daily highlights

View NJLM's profiles at www.facebook.com/njleague and www.x.com/nj_league.

NEW THIS YEAR:

Enjoy complimentary Wi-Fi throughout the Exhibit Hall!



Official Towne Crier of the New Jersey State League of Municipalities:
Richard LaLena

Lunch & Learn

New Learning Series

Join the hour-long briefings given by state and federal experts on current issues impacting municipalities, & opportunities for funding. The sessions also include a Q&A period.

Can't make the live briefing? View on-demand!
www.njlm.org/LunchAndLearn

Recent topics: NJDEP Climate Resilience, DOL Changes in Law, NJMVC CDL Skills Test Update, DHS Aging Services, USDA Rural Development, 2024 NJ Budget Briefing, Federal Direct Spending, and more.



Local Elected Officials Leadership Program

The League is proud to offer the Local Elected Officials Leadership Program (LGLP), a voluntary training and recognition program for Elected Governing Body Members.

LGLP has three tiers:

Municipal Leader (25 points) • Municipal Innovator (50 points) • Municipal Pioneer (75 points)

Each tier has an assigned number of points. Once an Elected Governing Body Member has earned the required points, they are awarded one of these tiers. Participation in this program is completely voluntary.

This year those who have applied and are eligible will be recognized at the Orientation session at **10:00 a.m. on Tuesday, Nov. 14, Room 319**

Interested in earning a Local Government Leadership Certification?

Earn credits at the following Conference sessions and visit the website and app session listings for additional options.

TUESDAY, NOVEMBER 14, 2023

10:45 a.m.

- 303 Local Government Ethics
- 311 The State Plan Update: What's In It For Your Town?
- 401 The Impact of the Pandemic on Municipal Finances
- 412 Bridging the Digital Divide

2:00 p.m.

- 302 Budget & Audit Updates
- 401 Tools of the Trade to Enhance Local Clean Communities Programs
- 411 Laughing Your Way to Creative Governance

3:45 p.m.

- 304 Newly Elected Primer-Budgeting
- 318 Downtown NJ: Attract & Retain Downtown Retail
- 403 Maximizing Federal Grant Opportunities
- 421 Community Energy Planning: Lessons Learned & Looking Ahead

WEDNESDAY, NOVEMBER 15, 2023

9:00 a.m.

- 411 Achieving Cyber Resilience
- 420 Sustainable Jersey Program Update

10:45 a.m.

- 201/202 Past Governors Panel
- 401 Newly Elected Primer-Ethics
- 412 Follow the Money: The Sequel
- 421 What's New in Energy Efficiency Outreach Campaigns

2:00 p.m.

- 201/202 Legislative Leaders

- 303 Annual Risk Management (MELJIF)

- 401 Newly Elected Primer-Purchasing

- 402 Recent OPRA Decisions

- 420 Investing in Active Transportation: Test Ideas, Find Funding

- 421 Thing Outside the Bin: Non-Mandated Recycling Initiatives

3:45 p.m.

- 322 Furthering the Promise of Environmental Justice in New Jersey

- 403 Getting Municipal Construction Right: Procurement & Compliance

- 421 Power Surge: Sparking Success for Electric Vehicles

THURSDAY, NOV 16, 2023

9:00 a.m.

- 303 Public Contracts Law & Regulation Update

- 311 Open Public Meetings Act: Slippery Slopes & Tricky Issues

- 419 Ensuring Your Website is Accessible to All Residents

- 420 Planning for Local Responses to Climate Change

- 315 Using Existing Infrastructure to Enhance Broadband Deployment

10:45 a.m.

- 312 Technology Fitness: What Officials Need to Know Now

- 404 Newly Elected Primer-OPRA

- 408 Developing Your Town's Sustainable Success Through Tourism

- 421 Tree Stewardship Improves Community Resilience & Equality

2:00 p.m.

- 420 Stormwater Management: Map, Monitor & Maintain



Earn Points Towards Being a Municipal Pioneer!

Attend the Annual Conference and earn points for the Local Government Leadership Program!

The Local Government Leadership program is a voluntary recognition program that recognizes Elected Governing Body Members who complete additional training and advocacy.

For more information on the Local Government Leadership Program, visit www.njlm.org/LGLP

Here are the latest Elected Governing Body members who have joined the Local Government Leadership Program or have upgraded their level of achievement through their hard work and participation with League events.

Municipal Leader: Sandford Ross Jr., Councilman, South Toms River Borough

Municipal Innovator: Aneka Miller, Committeewoman, Bordentown Township

Municipal Pioneers: Michael Inganamort, Mayor, Chester Township

Donald Melnyk, Councilperson, Highlands Borough

Louis P. DeMarco, Commissioner Revenue Finance, Lyndhurst

Join a recognition of these achievements as well as all participants in the program! They will be recognized at the Orientation Session at the Annual League Conference

Tuesday, November 14 at 10:30 a.m.
Room 319, Atlantic City Convention Center

Sessions & Affiliate Sessions

NJLM Programs, Sessions, & Workshops

(at press time)

All sessions are held in the Atlantic City Convention Center unless otherwise noted.

[www.njlm.org/
ConferenceSessions](http://www.njlm.org/ConferenceSessions)



TUESDAY, NOVEMBER 14, 2023		ROOM
8:30 a.m.	Affiliate Session: RANJ Business Meeting, Registrar (RANJ)	Exhibition Center, Tropicana H
8:45 a.m.	Affiliate Session: Ask & Updates, Registrar NJ (RANJ)	Exhibition Center, Tropicana H
9:00 a.m.	Registration & Exhibits Open	
9:00 a.m.	League Session: New Jersey State League of Municipalities Educational Foundation Program.	320
9:00 a.m.	Affiliate Session: Legislative Update, Assessors (AMANJ), Municipal Clerks (MCANJ), Purchasing Agents (GPANJ), Tax Collectors & Treasurers (TCTANJ)	402
9:00 a.m.- 10:15 p.m.	Affiliate Session: Resolutions and Decisions, Planning Officials (NJPO)	417
10:00 a.m.	Affiliate Session: Record Corrections, Registrar NJ (RANJ)	Exhibition Center, Tropicana H
10:30 a.m.	League Session: NJLM Orientation	319
10:45 a.m.	Affiliate Session: Preparing for First Amendment Audits, Tax Collectors & Treasurers (TCTANJ)	302
10:45 a.m.	League Session: Local Government Ethics	303
10:45 a.m.	Affiliate Session: Contaminated Properties, Assessors (AMANJ)	304
10:45 a.m.	League Session: The State Plan Update: What's In It For Your Town?	311
10:45 a.m.	League Session: The Impact of the Pandemic on Municipal Finances	401
10:45 a.m.	Affiliate Session: Operation Helping Hand - Part 1, Court Administrators (MCAANJ)	404
10:45 a.m.	League Session: Seasonal Employees: Everything You Need to Know	411
10:45 a.m.	League Session: Bridging the Digital Divide	412
10:45 a.m.	League Session: Is A P3 Right for Your Infrastructure Project? A Case Study	415
10:45 a.m.	Affiliate Session: Stormwater Management, Planning Officials (NJPO)	418
11:00 a.m.	Affiliate Session: Proper Record Handling & Storage, Registrar NJ (RANJ)	Exhibition Center., Tropicana H
11:30 a.m.	League Session: Sustainable Jersey's Annual Luncheon Sustainable Jersey	Sheraton, Crown Ballroom

ROOM

12:00 noon		EXHIBITOR LEARNING SESSIONS	
12:00 p.m.	Exhibitor Learning Session: Measuring Community Engagement: A Practical Guide		308
12:00 p.m.	Exhibitor Learning Session: Incorporating AI into Government Services		310
12:00 p.m.	Exhibitor Learning Session: The Ever Evolving SRF - 15 Categories of Principal Forgiveness		409
12:15 p.m.	Affiliate Session: RANJ Luncheon, Registrar NJ (RANJ)	Salon 1-3, Tropicana Hotel	
1:00 p.m.		EXHIBITOR LEARNING SESSIONS	
1:00 p.m.	Exhibitor Learning Session: Best Practices for Managing Public Funded Construction Projects		403
1:00 p.m.	Exhibitor Learning Session: Closing the Service Gap in Behavioral Health with IXP		406
1:00 p.m.	Exhibitor Learning Session: Cybersecurity for Local Government		408
1:30 p.m.	Affiliate Session: When Things Go Wrong in Municipal Court, Municipal Attorneys (NJILGA), Prosecutors (NJSMPA)		321
1:30 p.m.	Affiliate Session: Operation Helping Hand - Part 2, Court Administrators (MCAANJ)		404
2:00 p.m.	Affiliate Session: Resiliency in Planning, Planning Officials (NJPO)		301
2:00 p.m.	Joint Session: Budget & Audit Updates, Tax Collectors & Treasurers (TCTANJ), League		302
2:00 p.m.	Affiliate Session: Tax Appeal Settled...Or Is It?, Assessors (AMANJ)		309
2:00 p.m.	Affiliate Session: Procedures for Electronic Permitting, Plan Review & Expedited Inspections, Building Officials (NJBOA)		314
2:00 p.m.	Affiliate Session: Drones: Navigating the Future of Parks & Recreation, Community Recreation Society of NJ		320
2:00 p.m.	League Session: Tools of the Trade to Enhance Local Clean Communities Programs		401
2:00 p.m.	Affiliate Session: Tyler v. Hennipin County & Tax Sale Foreclosures, Tax Collectors & Treasurers (TCTANJ)		402
2:00 p.m.	League Session: Laughing Your Way to Creative Governance		411
2:00 p.m.	Joint Session: Improving Community Health with the Mayors Wellness Campaign, League, Health Officers (NJACCHO)		414
2:00 p.m.	League Session: Building Healthy Communities through the Arts		416

ROOM

2:00 p.m.	League Session: Get Better Buy-in with Equitable Community Engagement Strategies Sustainable Jersey	420
2:00 p.m.	Affiliate Session: Consideration for Facility Security Briefing, Registrar NJ (RANJ)	Hall A
2:00 p.m.	Joint Session: Office of Information Privacy: Daniel’s Law Update, League, Municipal Clerks (MCANJ)	303
3:00 p.m.	League Session: Resolutions Committee Meeting	322
3:30 p.m.	Affiliate Session: Cybersecurity Awareness Briefing, Registrar NJ (RANJ)	Hall A
3:45 p.m.	League Session: Newly Elected Primer-Budgeting	304
3:45 p.m.	Affiliate Session: Turning Municipal Liens into Money, Tax Collectors & Treasurers (TCTANJ)	311
3:45 p.m.	League Session: Recruiting and Retaining Government Employees: Challenges and Obstacles	312
3:45 p.m.	Affiliate Session: Variances: Proofs & Case Law, Planning Officials (NJPO)	313
3:45 p.m.	Affiliate Session: Purchasing & Elected Officials, Purchasing Agents (GPANJ)	315
3:45 p.m.	League Session: Downtown NJ: Attract & Retain Downtown Retail	318
3:45 p.m.	League Session: Maximizing Federal Grant Opportunities	403
3:45 p.m.	League Session: DEI: How Much Pie Is Left & How Should It Be Divided?	411
3:45 p.m.	League Session: Care Disparity in the Healthcare System: Sickle Cell Disease	415
3:45 p.m.	League Session: Film Ready New Jersey	417
3:45 p.m.	League Session: Community Energy Planning: Lessons Learned & Looking Ahead Sustainable Jersey	421

WEDNESDAY, NOVEMBER 15, 2023

8:00 a.m.	Affiliate Session: NJBOA Election of 2023 Officers, Building Officials (NJBOA) Neptune Room, Caesars	
8:30 a.m.	Affiliate Session: MCAA of NJ Opening Discussion/Swearing In Ceremony, Court Administrators (MCAANJ) Salon D Event Center, Borgata	
9:00 a.m.	League Session: NJEDA- New Jersey: The Opportunity State	301
9:00 a.m.	League Session: Creating Housing Solution to Move NJ Forward	303

		ROOM
9:00 a.m.	League Session: Innovative Approaches to Integrated Emergency Service Delivery	309
9:00 a.m.	League Session: Ask Us Anything About Municipal Cannabis	311
9:00 a.m.	Affiliate Session: 10 Reasons to Know Your Health Department, Health Officers (NJACCHO)	404
9:00 a.m.	League Session: Understanding the Local Impact of National Recycling Markets	405/406
9:00 a.m.	Affiliate Session: Ethics for Planners, Planning Officials (NJPO)	409
9:00 a.m.	League Session: Achieving Cyber Resilience	411
9:00 a.m.	Affiliate Session: Preserving Historic Buildings: Grants, Contractors & Bidding, Purchasing Agents (GPANJ)	415
9:00 a.m.	League Session: Sustainable Jersey Program Update Sustainable Jersey	420
9:00 a.m.	Affiliate Session: TCTANJ Meeting and Breakfast, Tax Collectors & Treasurers (TCTANJ)	Hall A
9:00 a.m.	Affiliate Session: NJSME Past President's Breakfast, Municipal Engineers	Pearl Ballroom 1, Sheraton



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ROOM

9:00 a.m.	Affiliate Session: MCAA Updates, Court Administrators (MCAANJ)	Salon D, Event Center, Borgata
9:15 a.m.	Affiliate Session: Court Administrators: Keynote Speaker, Court Administrators (MCAANJ)	Salon D, Event Center, Borgata
9:30 a.m.	Affiliate Session: Mandatory Certification Class for New Board Members (5 Hours), Planning Officials (NJPO)	414
9:45 a.m.	Affiliate Session: Professional Communication & Leadership Development, Municipal Welfare Association of NJ	307
10:00 a.m.	Affiliate Session: AMANJ General Business Meeting, Assessors (AMANJ)	Brighton Br I & II, Hard Rock
10:00 a.m.	Affiliate Session: NJ State Fire Commission Meeting, NJ State Fire Prevention and Protection	Hall A
10:00 a.m.	Affiliate Session: NJBOA General Meeting, Building Officials (NJBOA), Tiberius/Spartacus/Romulus Room, Caesars	
10:15 a.m.	Affiliate Session: NJILGA Welcome & Introduction, Municipal Attorneys (NJILGA)	417
10:30 a.m.	Affiliate Session: AOC Technology Updates, Court Administrators (MCAANJ)	Sal. D Evt Cnt., Borgata

The Election is over.
 The votes have been counted.
And you've been elected!

Start your term in Municipal Government on the right foot.
 Sign up for the League's training program today.



**Orientation for Municipal Officials
 Who Are Newly Elected,
 Reelected, Or Experienced**

Saturday, January 20, 2024
 Westin Hotel
 555 Fellowship Road • Mount Laurel, NJ

Saturday, February 3, 2024
 Hilton Meadowlands Hotel
 2 Meadowlands Plaza • East Rutherford, NJ

This orientation for municipal officials who are newly elected, reelected, or experienced is fast paced and designed to quickly bring officials up-to-date on important municipal issues. The newly elected officials will get a thorough overview of their major areas of responsibility, key contacts at the State level, and important sources of information and assistance.

REGISTRATION FEE: Member \$130.00* Non-Member \$150.00

**Member Rate: Includes Municipalities, State, County, Local Governments, and Municipal Utility Authorities*



		ROOM
10:45 a.m.	League Session: Past Governors Panel	201/202
10:45 a.m.	Affiliate Session: Local Govt. Ethics Meets Hiring, Disc. & Civil Lit. Matters, Finance Officers (GFOANJ)	304
10:45 a.m.	Affiliate Session: NJSME Business Meeting, Municipal Engineers	305/306
10:45 a.m.	Affiliate Session: Tools for Enforcement, Tax Collectors & Treasurers (TCTANJ)	312
10:45 a.m.	Affiliate Session: Sober Living Group Homes, Planning Officials (NJPO)	313
10:45 a.m.	Affiliate Session: Wildlife & Our Parks, Community Recreation Society of NJ	315
10:45 a.m.	Affiliate Session: Solar Carports: Using Federal Funding for Them, Managers (NJMMA)	316
10:45 a.m.	Affiliate Session: NJUCC - The Electrical Code & Green Energy Systems, Electrical Inspectors (NJMEIA)	320
10:45 a.m.	League Session: Newly Elected Primer-Ethics	401
10:45 a.m.	Joint Session: State of Health Health Officers (NJACCHO), League	402

Budgeting for the Elected Official:

Everything you Need to Know to Create, Balance, and Approve Your Municipalities' Budget

Saturday, March 9, 2024

8:30a.m.-2:00p.m.

The Conference Center at Mercer • 1200 Old Trenton Rd. • West Windsor, NJ 08550

Creating and approving a feasible budget is one of the most important tasks of an Elected Official. It is also one of the most complex and time consuming tasks. To aide in this endeavor, the League has created a special half day program geared towards Elected Officials to help them in understanding the Municipal Budgeting Process.

Please join us for this informative program!

REGISTRATION FEE: Member \$75.00* Non-Member \$100.00

**Member Rate: Includes Municipalities, State, County, Local Governments, and Municipal Utility Authorities*

This program is a requirement of the Local Government Leadership Program. For more information visit www.njlm.org/LGLP



ROOM

10:45 a.m.	League Session: Civil Service Commission Update on Recent Initiatives	412
10:45 a.m.	Joint Session: Follow the Money: The Sequel, League, Jersey Access Group (JAG)	413
10:45 a.m.	Affiliate Session: Emerging Issues in Municipal Use of Social Media, Municipal Attorneys (NJILGA)	417
10:45 a.m.	League Session: Building Bridges: Connecting Interfaith Communities and Local Government	419
10:45 a.m.	League Session: What’s New in Energy Efficiency Outreach Campaigns Sustainable Jersey	421
12:00 p.m.	Affiliate Session: NJSME Awards Luncheon Municipal Engineers	302
12:00 noon	EXHIBITOR LEARNING SESSIONS	
12:00 p.m.	Exhibitor Learning Session: HRA Strategy To Reduce Your State Health Benefit Plan Cost	309
12:00 p.m.	Exhibitor Learning Session: Environmental-Recycling-Solid Waste Contracting Industry Update	311
12:00 p.m.	Exhibitor Learning Session: Donnelly Energy: Helping Municipalities Save Money and Energy	314
12:00 p.m.	Affiliate Session: NJACCHO General Business Meeting & Lunch, Health Officers (NJACCHO)	404
12:00 p.m.	Affiliate Session: NJMMA Awards’ Luncheon, Managers (NJMMA)	Ballroom 1, 2- Sheraton
12:00 p.m.	Affiliate Session: NJAPZA Luncheon, Planning Officials (NJPO)	Blvds Cafe- 2nd Fl, Sheraton
12:00 p.m.	Affiliate Session: NJBOA Luncheon, Swearing In Of Officers, & Awards Presentation . Building Officials (NJBOA)	Empire A, Caesars
12:00 p.m.	Affiliate Session: AMANJ Luncheon, Assessors (AMANJ)	Hollywood Ballroom, Hard Rock
12:15 p.m.	Ticketed Event/Meal Function: League: Mayors Lunch Briefing Sheraton, Crown Ballroom	
12:00 noon	EXHIBITOR LEARNING SESSIONS	
1:00 p.m.	Exhibitor Learning Session: Health Insurance Funds - 31 Years of Success	317
1:00 p.m.	Exhibitor Learning Session: PFAS: Regulations, Potential Impact to my PWS, & Lessons Learned	408
1:00 p.m.	Exhibitor Learning Session: NJ Renewable and Energy Efficiency Programs for Municipalities	412
1:30 p.m.	Affiliate Session: Hot Topics in the Judiciary, Court Administrators (MCAANJ)	304
2:00 p.m.	League Session: Legislative Leaders	201/202
2:00 p.m.	League Session: UEZ Mayors	301

ROOM

2:00 p.m.	League Session: Annual Risk Management Session (MELJIF)	303
2:00 p.m.	League Session: State Police/Homeland Security	309
2:00 p.m.	Affiliate Session: Traffic Incident Management for First Responders, Public Works (APWANJ)	310
2:00 p.m.	Affiliate Session: Property Tax Relief Programs, Tax Collectors & Treasurers (TCTANJ)	312
2:00 p.m.	Affiliate Session: Topics in Local Government Ethics, Municipal Attorneys (NJILGA)	313
2:00 p.m.	Affiliate Session: Safety and Security at Community Events and Programs, Community Recreation Society of NJ	315
2:00 p.m.	Affiliate Session: NJ National Standard Plumbing Subcode Update, NJ State Plumbing Inspectors Association	318
2:00 p.m.	Affiliate Session: Attorneys & Engineers - Perfect Together, Municipal Attorneys (NJILGA), Municipal Engineers	321
2:00 p.m.	League Session: Newly Elected Primer-Purchasing	401
2:00 p.m.	Joint Session: Recent OPRA Decisions, League, Municipal Clerks (MCANJ)	402
2:00 p.m.	Affiliate Session: Hot Topics and Trends in Labor/Employment, Law Managers (NJMMA)	409
2:00 p.m.	Affiliate Session: The Looming Workforce Cliff, Health Officers (NJACCHO)	410
2:00 p.m.	Affiliate Session: Warehouses/Light Manufacturing, Planning Officials (NJPO)	417
2:00 p.m.	League Session: Investing in Active Transportation: Test Ideas, Find Funding, Sustainable Jersey	420
2:00 p.m.	League Session: Think Outside the Bin: Non-Mandated Recycling Initiatives, Sustainable Jersey	421
2:00 p.m.	Affiliate Session: Short Term Rentals & HBU, Assessors (AMANJ) Brighton Br III & IV Hard Rock	
3:30 p.m.	Affiliate Session: A Seaside Chat with the Judiciary, Court Administrators (MCAANJ),	304
3:45 p.m.	League Session: From Data to Diversity: Demographics of NJ Public Officials	302
3:45 p.m.	Affiliate Session: OPRA & Right to Know: Recent Development and Strategies, Municipal Attorneys (NJILGA)	314
3:45 p.m.	Affiliate Session: Traffic Control Updates for Your Roads-MUTCD 11th Edition, Public Works (APWANJ)	316

		ROOM
3:45 p.m.	Affiliate Session: New Jersey Public Sector Law Update, Municipal Attorneys (NJILGA)	320
3:45 p.m.	League Session: Furthering the Promise of Environmental Justice in New Jersey	322
3:45 p.m.	Joint Session: Getting Municipal Construction Right: Procurement, & Compliance, League, Purchasing Agents (GPANJ)	403
3:45 p.m.	League Session: Liquor License Reform and Your Town	412
3:45 p.m.	Affiliate Session: EV Parking: The Nuts and Volts, Planning Officials (NJPO)	418
3:45 p.m.	League Session: Responsible Stewardship of Cannabis Social Equity Revenue	419
3:45 p.m.	League Session: Power Surge: Sparking Success for Electric Vehicles Sustainable Jersey	421
3:45 p.m.	Affiliate Session: How to Spot Bad Data, Tax Collectors & Treasurers (TCTANJ)	Hall A
4:00 p.m.	Affiliate Session: NJFPPA Business Meeting, NJ State Fire Prevention and Protection	408
5:00 p.m.	Affiliate Session: NJPO Annual Board Meeting, Planning Officials (NJPO)	404

THURSDAY, NOVEMBER 16, 2023

8:00 a.m.	Affiliate Session: NJPO Attorney's Breakfast, Planning Officials (NJPO) Pre-Function 413 (Treehouse)	
8:30 a.m.	Affiliate Session: MCAA of NJ November Meeting, Court Administrators (MCAANJ) Central Conference Center A & B, Borgata	
9:00 a.m.	Affiliate Session: Requirements for a Model Floodplain Ordinance, Building Officials (NJBOA)	301
9:00 a.m.	League Session: Labor Relations-Interest Arbitration	302
9:00 a.m.	Joint Session: Public Contracts Law and Regulation Update, Purchasing Agents (GPANJ)	303
9:00 a.m.	Joint Session: OPMA: Slippery Slopes and Tricky Issues, Municipal Attorneys (NJILGA), League	311
9:00 a.m.	League Session: Transportation Funding	405/406
9:00 a.m.	Affiliate Session: William M. Cox Symposium Planning Officials (NJPO)	411
9:00 a.m.	Affiliate Session: How to Reduce the Incidence of Fraud in Municipal Operations, Tax Collectors & Treasurers (TCTANJ)	415

		ROOM
9:00 a.m.	League Session: Ensuring Your Website is Accessible to All Residents	419
9:00 a.m.	League Session: Planning for Local Responses to Climate Change Sustainable Jersey	420
9:00 a.m.	Affiliate Session: NJACCHO President's Award Ceremony & Brunch, Health Officers (NJACCHO) Central Conference Center, Room 1, Borgata	
9:00 a.m.	Affiliate Session: You Don't Know Me, Court Administrators (MCAANJ) Central Conference Center, Borgata	
9:00 a.m.	League Session: Using Existing Infrastructure to Enhance Broadband Deployment	315
10:30 a.m.	Affiliate Session: NJMVC Updates, Court Administrators (MCAANJ) Central Conference Center, Borgata	
10:30 a.m.	Affiliate Session: MWANJ Annual Meeting, Municipal Welfare Association of NJ (MWANJ) Makai Restaurant, Ocean Resort	

GIVING OPPORTUNITY

Honoring the season of Thanksgiving, we are inviting attendees to bring non-perishable donations to containers at entrances to the Exhibit Hall and throughout the Atlantic City Convention Center that will go to Community Foodbank of New Jersey (CFBNJ). The largest anti-hunger, anti-poverty organization in New Jersey, is most in need of:

- Canned Fish & Meat (tuna, chicken, ham)
- Shelf Stable Milk
- Boxed Meals (pasta, cereal, rice, potatoes)
- Canned & Packaged Meals (mac & cheese, chili, soups)
- Peanut Butter (plastic jars only)
- Canned Vegetables & Fruits
- Diapers & Feminine Hygiene Products

For a complete list of recommended donations, visit <https://cfbnj.org/best-non-perishable-foods-to-donate/>

Please no glass, cellophane, bottled water, soda, or baby food.



Look for the CFBNJ logo signs by donation stations.

		ROOM
10:45 a.m.	League Session: Labor Relations Personnel Issues	201/202
10:45 a.m.	Affiliate Session: Cybersecurity Concerns & Strategies, Tax Collectors & Treasurers (TCTANJ)	304
10:45 a.m.	Affiliate Session: Back to Basics with Ethics, Municipal Clerks (MCANJ)	305/306
10:45 a.m.	League Session: Police Licensing Requirements & Standards	309
10:45 a.m.	League Session: Technology Fitness: What Officials Need to Know Now	312
10:45 a.m.	League Session: Opioid Abatement: State Updates & Ideas for Subdivision Spending	401
10:45 a.m.	League Session: Newly Elected Primer-OPRA	404
10:45 a.m.	League Session: Developing Your Town's Sustainable Success Through Tourism	408
10:45 a.m.	Affiliate Session: Municipal Television: It's Not Just Cable Anymore, Jersey Access Group (JAG)	409
10:45 a.m.	Affiliate Session: The Municipal Cannabis Matrix Reloaded, Municipal Attorneys (NJILGA)	414
10:45 a.m.	League Session: Higher Ed Track: Rowan, Shared Services Czars	417
10:45 a.m.	Affiliate Session: Open Space/Farmland Preservation, Municipal Attorneys (NJILGA)	418
10:45 a.m.	League Session: Tree Stewardship Improves Community Resilience and Equity, Sustainable Jersey	421
12:15 p.m.	Ticketed Event/Meal Function: League Delegates Luncheon Sheraton, Crown Ballroom	
1:30 p.m.	Affiliate Session: Market Trends, Assessors (AMANJ)	412
2:00 p.m.	Affiliate Session: EMS Crisis: How to Respond, Municipal Attorneys (NJILGA)	418
2:00 p.m.	League Session: Stormwater Management: Map, Monitor & Maintain, Sustainable Jersey	420
3:30 p.m.	League Session: League Business Meeting	Pearl Ballroom, 2nd Floor, Sheraton
3:45 p.m.	Affiliate Session: Avoiding & Defending Claims Against Local Government, Municipal Attorneys (NJILGA)	417
3:45 p.m.	Affiliate Session: Municipal Law Update 2023, Municipal Attorneys (NJILGA)	419
5:00 p.m.	Affiliate Session: NJILGA Annual Meeting Municipal Attorneys (NJILGA)	416

Exhibit Hall

Connect face-to-face with over 650 companies to learn about the solutions, products, and services they provide.

EXHIBIT HALL HOURS:

Tuesday, November 14: 9:00 a.m.-5:00 p.m.

Wednesday, November 15: 8:30 a.m.-5:00 p.m.

Thursday, November 16: 8:30 a.m.-1:00 p.m.



VISIT BETWEEN SESSIONS:

The session schedule has been arranged to provide time for strategic visits to the exhibit floor. The power hours to visit vendors will be:

10:15 a.m.-10:45 a.m.

12:00 noon-1:50 p.m. (Don't miss the Exhibitor Learning Sessions on Tuesday & Wednesday)

3:15 p.m.-3:45 p.m.

EXHIBIT HALL EVENTS

This year, the Exhibit Hall will host media tapings and more, including health screenings and vaccines at the Wal-Mart wellness booth. Don't miss your chance to improve your community while boosting your good health with a visit to the exhibit hall.

Also enjoy a variety of dining options, charging stations, water stations, the Smart Tech Pavilion and the Heavy Duty area...there's always something new to see at the League Conference Exhibit Hall!



Exhibitor Learning Sessions

Conference exhibitors share their expertise and insights with free, informative sessions open to all conference delegates on **Tuesday, November 14** and **Wednesday, November 15**.

TUESDAY, NOVEMBER 14

12:00-12:50 p.m.

Room 308

Fairleigh Dickinson University

Measuring Community Engagement: A Practical Guide

Room 409

Suburban Consulting Engineers

The Ever Evolving SRF - 15 Categories of Principal Forgiveness

Room 310

GovPilot

Incorporating AI into Government Services

1:00-1:50 p.m.

Room 403

NJ Carpenters Union

Best Practices for Managing Public Funded Construction Projects

Room 408

TeliApp Corporation

Cybersecurity for Local Government

Room 406

IXP Corporation

Closing the Service Gap in Behavioral Health with IXP

WEDNESDAY, NOVEMBER 15

12:00 p.m.-12:50 p.m.

Room 309

Difference Card

HRA Strategy To Reduce Your State Health Benefit Plan Cost

Room 311

Republic Services

Environmental-Recycling-Solid Waste Contracting Industry Update

Room 314

Donnelly Energy

Helping Municipalities Save Money and Energy

1:00 p.m.-1:50 p.m.

Room 317

NJ Jersey Health Insurance Fund

Health Insurance Funds—31 Years of Success

Room 408

T&M Associates

PFAS: Regulations, Potential Impact to PWS, & Lessons Learned

Room 412

NJ's Clean Energy Program

NJ Renewable and Energy Efficiency Programs for Municipalities



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Mayors' Luncheon Briefing

**Wednesday,
November 15, 2023**

12:15 p.m. – 1:45 p.m.

Sheraton Hotel,
Crown Ballroom

Tickets limited to
Mayor and 2 guests.

Cost: \$30 per person

Women in Municipal Government

**Wednesday,
November 15, 2023**

5:15 p.m.-7:00 p.m.

Networking &
Awards Event

Sheraton Hotel,
Crown Ballroom

Cost: \$35 per person

League Delegates' Luncheon

**Thursday,
November 16, 2023**

12:00 Noon – 1:30 p.m.

Sheraton Hotel,
Crown Ballroom

Cost \$45 per person

Fill out the order form at
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Exhibitor Spotlight

Over 650 exhibitors are ready to share their new product and service offerings in Atlantic City this month.

This spotlight section highlights some of the companies that will be onsite. View the full Exhibit Hall online at www.njlm.org/ExhibitHall.

Exhibitors

(at press-time)

The following companies are exhibiting at the NJLM Annual Conference and are eager to offer their knowledge, products, and services to assist municipal officials. Be sure to visit their booths to see how they can assist you. Look for the highlighted vendors and visit, www.njlm.org/Exhibit for more information. On the following pages is a list of exhibitors at press time.

Contact: Kristin Lawrence, Director, Conference Business Development, at klawrence@njlm.org or 609-695-3481, Ext. 125



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Peter G. Kane, *Publisher,*
Fitzgerald's New Jersey Legislative Manual



QUIZ!



- 1** New Jersey has only hosted one national Presidential nominating convention. What year? What was the NJ host city? Who was the nominee?
- 2** New Jersey was also the host for a “superpower summit” meeting between a US President and a Soviet leader. What was the location and who were the two leaders?
- 3** A national leader gave speeches in Newark and Paterson eight days before his assassination? Who was the leader?
- 4** Who is the only person to serve as NJ governor and Chief Justice of the State Supreme Court?
- 5** What NJ Cabinet offices cannot be fired at will by the governor?
- 6** Which of the 4 professional sports (Football, Baseball, Basketball and Hockey) have had teams that were home based in NJ?
- 7** New Jersey is one of only two states with a primarily yellow state flag. What is the other state?
- 8** Which of the major American automakers had the earliest assembly line manufacturing in New Jersey?
- 9** What president facilitated a famous “matchmaking” event at their Morristown borrowed home?
- 10** How many miniature golf courses are there in New Jersey? 🏌️

See answers on page 14.

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