

New Jersey Sports and Exposition Authority—Development of Projects—An Act to Amend and Expand N.J. Stat. Ann. §§ 5:10-1 to -38 (West Supp. 1985).

This legislation enlarges the land area and activities governed by the New Jersey Sports and Exposition Authority. Following the great success of the Meadowlands Sports Complex, the New Jersey Legislature recognized the interest and need for additional sports and recreational facilities within the State. Limited acreage within the present complex and increased traffic congestion on the surrounding roadways, however, would have severely hindered any expansion. Therefore, these amendments not only authorize the actual expansion of the Complex to adjacent lands, but also allow other facilities to be placed in suitable locations throughout the State.

Through this legislation, certain projects have been specifically slated for development outside of the Meadowlands Complex. Proposals include building a new or renovating an existing racetrack, constructing a baseball stadium, and building an aquarium. The Authority is also empowered by this legislation to negotiate with major league baseball teams that are interested in relocating. If necessary, the Authority may purchase a team or enter into a partnership or other financial arrangement in order to facilitate such a move. This legislation permits the Authority to obtain a baseball team through league expansion and, with Major League Baseball's possible growth, a New Jersey stadium ranks high on the list of potential expansion sites.

Major projects have also been designated for location within or adjacent to the Meadowlands Complex. The Authority may build and operate, either directly or indirectly, an exposition-hotel center and any other structures needed for hosting entertainment events, trade shows and additional spectator sports. This enlargement of Meadowland activities is designed to create an "all around" center for the public's interest, use and enjoyment.

Generally, this amendatory act is to be administered by the New Jersey Sports and Exposition Authority. The Hackensack Meadowlands Development Commission, which retains jurisdiction over the Meadowlands Complex, must be consulted before any final decision is reached regarding Meadowlands projects.

Government agencies, including municipalities and counties affected by any Meadowland expansion, are required to transfer, lease or sell to the Authority any land affected by such growth. In addition, the Authority may establish a profit or non-profit corporation needed to implement any authorized activity.

This legislation will effectuate several changes in previously permissible financing arrangements. The Authority is now able to purchase bonds or notes when funds are available and to issue temporary bonds or notes when needed. The Authority may also designate an individual officer or agent to fix the interest rates, types of sales and maturity dates for an issuance of bonds or notes. These factors, however, must remain within levels previously determined by the Authority.

Legislative amendments will also affect the order of application of revenues from the Meadowlands Sports Complex. Funds received from projects outside of the Complex are initially earmarked for use by those projects, with the remainder placed in the General Fund. Funds obtained from the Complex itself, however, may be appropriated for financing new projects before being placed into the General Fund.

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Asbestos—Application, Removal and Encapsulation—N.J. Stat. Ann. §§ 34:5A-32 to -42 (West Supp. 1985).

The Legislature enacted N.J. Stat. Ann. §§ 34:5A-32 to 34:5A-42 in response to legislative findings that improperly performed application, enclosure, removal, and encapsulation of asbestos creates unnecessary health and safety hazards. These hazards are detrimental to the State and its citizens both in economic and social terms. As a means of reducing health hazards, the Act sets up licensing and permit requirements for employers and employees who work with asbestos. The Commissioner of Labor is empowered to issue the licenses and permits. Employers must obtain a license before performing any of the functions of asbestos application, enclosure, removal or encapsulation. The Act mandates posting at work sites where an employer is licensed.