Redevelopment Revamped: Amendments to the Local Redevelopment and Housing Law Become Law

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On September 9, 2013, Governor Christie signed legislation intended to codify controlling New Jersey case law and make rede velopment a more politically viable tool to spur economic devel opment. Prior to the enactment of the Assembly Bill 3615, all area in need of redevelopment designations pursuant to the Local Redevelopment and Housing Law carried the threat of condemna tion. A finding of blight and a redevelopment designation were tantamount to a municipal finding of public purpose, authorizing the municipality to exercise the power of eminent domain to acquire and redevelop property within the redevelopment area. Municipalities were not required to exercise their eminent domain power, and many municipalities declined to exercise this right, due to the expense of acquisition and the public hostility toward such actions.