



NEW JERSEY SENATE

JENNIFER BECK

SENATOR, 11TH DISTRICT
MONMOUTH COUNTY

32 MONMOUTH STREET, 3RD FLOOR

RED BANK, NJ 07701

TEL (732) 933-1591

FAX (732) 933-1598

SenBeck@njleg.org

COMMITTEES:

BUDGET & APPROPRIATIONS
COMMUNITY AND URBAN AFFAIRS

September 23, 2016

The Honorable Paul Sarlo
496 Columbia Blvd
Wood-Ridge, NJ 07075

Dear Chairman Sarlo:

I respectfully request bill S-532 be posted for hearing in front of the Senate Budget & Appropriations Committee at its next meeting.

The "Superstorm Sandy Homeowners Protection Act" consists of various measures to enhance the accountability and transparency of decisions made for the dispersal of Superstorm Sandy aid with regards to Reconstruction, Rehabilitation, Elevation and Mitigation Program, and the Low-to-Moderate Income Homeowners Rebuilding Program. Under the bill, the State must pay any grant awards if the State determines that they made an error in regards to the signing of a promissory note under the RREM program.

It also expands the Consumer Fraud Act to apply to contractors who commit unconscionable practices, violate RREM standards or the Uniform Construction Code, or fail to perform work in a timely manner. Additionally, it creates mechanisms for applicants to submit complaints, which the DCA would then review and publish.

The DCA Commissioner may notify applicants who are still selecting a builder of any builder who has been the subject of substantiated complaints. The Commissioner also has the authority to conduct investigations and hold hearings. Findings can be used to deny, suspend, or revoke any registration or debar the builder if they have committed fraud, negligence or violated the construction code after given an opportunity to correct.

To the extent possible, a builder will not ask a resident to leave their home until the needs of the project make their presence untenable. Additionally, they must compensate the homeowner for each unexcused day they are out of their home.

The DCA must also publish various information to a single website, including integrity oversight monitor reports, State Comptroller audits, description of the process for

challenging estimates, information on New York's and Connecticut's dispersal of funds, FAQ's, tip sheets, and other important resources.

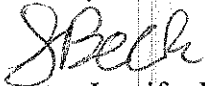
Project Managers must attend at least three meetings at the property and assist the applicant in navigating the process. The DCA must also notify project managers of any changes to the RREM or LMI program within two business days, who must then notify the applicant within one business day.

The bill also allows applicants to file suit and seek legal remedies against subcontractors in Pathway C. Homeowners must make every effort to obtain an elevation certificate prior to the issuance of a final grant award. It also requires local officials to cooperate with the DCA, project managers, contractors and applicants. Additionally, planning and zoning boards are required to grandfather approval of pre-existing conditions on site plans using the same footprint, provided there are no safety hazards. Lastly, the State, project managers, housing advisors, and contractors must treat applicants with dignity and respect throughout the process.

Please see the attached summary, which goes into greater detail regarding these requirements. If you have any questions or wish to discuss this matter in further detail, please do not hesitate to contact me by phone at 732-933-1591 or on my cell phone at 609-410-2920.

Thank you for your consideration in this matter.

Sincerely,



Senator Jennifer Beck
11th Legislative District

cc: Eugene Lepore, Democratic Committee Aide
Chris Emigholz/Amanda von Leer, Republican Committee Aide
Howard Rotblat/Luke Wolff, OLS Committee Aide



NEW JERSEY SENATE

JENNIFER BECK

SENATOR, 11TH DISTRICT
MONMOUTH COUNTY

32 MONMOUTH STREET, 3RD FLOOR

RED BANK, NJ 07701

TEL (732) 933-1591

FAX (732) 933-1598

SenBeck@njleg.org

COMMITTEES:

BUDGET & APPROPRIATIONS

COMMUNITY AND URBAN AFFAIRS

June 24, 2016

The Honorable Stephen Sweeney
935 Kings Highway Suite 400
West Deptford, NJ 08086

Dear Senate President Sweeney:

I respectfully request Senate bill 532 be posted for a vote at the earliest possible Senate voting session.

The "Superstorm Sandy Homeowners Protection Act" consists of various measures to enhance the accountability and transparency of decisions made for the dispersal of Superstorm Sandy aid with regards to Reconstruction, Rehabilitation, Elevation and Mitigation Program, and the Low-to-Moderate Income Homeowners Rebuilding Program. Under the bill, the State must pay any grant awards if the State determines that they made an error in regards to the signing of a promissory note under the RREM program.

It also expands the Consumer Fraud Act to apply to contractors who commit unconscionable practices, violate RREM standards or the Uniform Construction Code, or fail to perform work in a timely manner. Additionally, it creates mechanisms for applicants to submit complaints, which the DCA would then review and publish.

The DCA Commissioner may notify applicants who are still selecting a builder of any builder who has been the subject of substantiated complaints. The Commissioner also has the authority to conduct investigations and hold hearings. Findings can be used to deny, suspend, or revoke any registration or debar the builder if they have committed fraud, negligence or violated the construction code after given an opportunity to correct.

To the extent possible, a builder will not ask a resident to leave their home until the needs of the project make their presence untenable. Additionally, they must compensate the homeowner or each unexcused day they are out of their home.

The DCA must also publish various information to a single website, including integrity oversight monitor reports, State Comptroller audits, description of the process for

challenging estimates, information on New York's and Connecticut's dispersal of funds, FAQ's, tip sheets, and other important resources.

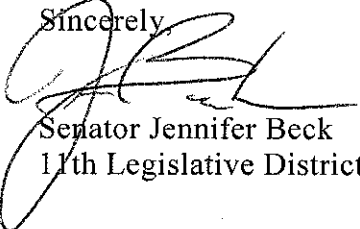
Project Managers must attend at least three meetings at the property and assist the applicant in navigating the process. The DCA must also notify project managers of any changes to the RREM or LMI program within two business days, who must then notify the applicant within one business day.

The bill also allows applicants to file suit and seek legal remedies against subcontractors in Pathway C. Homeowners must make every effort to obtain an elevation certificate prior to the issuance of a final grant award. It also requires local officials to cooperate with the DCA, project managers, contractors and applicants. Additionally, planning and zoning boards are required to grandfather approval of pre-existing conditions on site plans using the same footprint, provided there are no safety hazards. Lastly, the State, project managers, housing advisors, and contractors must treat applicants with dignity and respect throughout the process.

Please see the attached summary, which goes into greater detail regarding these requirements. If you have any questions or wish to discuss this matter in further detail, please do not hesitate to contact me by phone at 732-933-1591 or on my cell phone at 609-410-2920.

Thank you for your consideration in this matter.

Sincerely,



Senator Jennifer Beck
11th Legislative District



NEW JERSEY SENATE

JENNIFER BECK

SENATOR, 11TH DISTRICT
MONMOUTH COUNTY

32 MONMOUTH STREET, 3RD FLOOR

RED BANK, NJ 07701

TEL (732) 933-1591

FAX (732) 933-1598

SenBeck@njleg.org

COMMITTEES:

BUDGET & APPROPRIATIONS
COMMUNITY AND URBAN AFFAIRS

May 10, 2016

The Honorable Jeff Van Drew
School House Office Park
211 S. Main St.
Suite 104
Cape May Court House, NJ 08210

RE: S-532 Second Request to Post

Dear Chairman Van Drew:

I respectfully request bill S-532 be posted for hearing in front of the Senate Community and Urban Affairs Committee at its next meeting.

The "Superstorm Sandy Homeowners Protection Act" consists of various measures to enhance the accountability and transparency of decisions made for the dispersal of Superstorm Sandy aid with regards to Reconstruction, Rehabilitation, Elevation and Mitigation Program, and the Low-to-Moderate Income Homeowners Rebuilding Program. Under the bill, the State must pay any grant awards if the State determines that they made an error in regards to the signing of a promissory note under the RREM program.

It also expands the Consumer Fraud Act to apply to contractors who commit unconscionable practices, violate RREM standards or the Uniform Construction Code, or fail to perform work in a timely manner. Additionally, it creates mechanisms for applicants to submit complaints, which the DCA would then review and publish.

The DCA Commissioner may notify applicants who are still selecting a builder of any builder who has been the subject of substantiated complaints. The Commissioner also has the authority to conduct investigations and hold hearings. Findings can be used to deny, suspend, or revoke any registration or debar the builder if they have committed fraud, negligence or violated the construction code after given an opportunity to correct.

To the extent possible, a builder will not ask a resident to leave their home until the needs of the project make their presence untenable. Additionally, they must compensate the homeowner or each unexcused day they are out of their home.

The DCA must also publish various information to a single website, including integrity oversight monitor reports, State Comptroller audits, description of the process for challenging estimates, information on New York's and Connecticut's dispersal of funds, FAQ's, tip sheets, and other important resources.

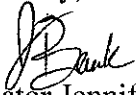
Project Managers must attend at least three meetings at the property and assist the applicant in navigating the process. The DCA must also notify project managers of any changes to the RREM or LMI program within two business days, who must then notify the applicant within one business day.

The bill also allows applicants to file suit and seek legal remedies against subcontractors in Pathway C. Homeowners must make every effort to obtain an elevation certificate prior to the issuance of a final grant award. It also requires local officials to cooperate with the DCA, project managers, contractors and applicants. Additionally, planning and zoning boards are required to grandfather approval of pre-existing conditions on site plans using the same footprint, provided there are no safety hazards. Lastly, the State, project managers, housing advisors, and contractors must treat applicants with dignity and respect throughout the process.

Please see the attached summary, which goes into greater detail regarding these requirements. If you have any questions or wish to discuss this matter in further detail, please do not hesitate to contact me by phone at 732-933-1591 or on my cell phone at 609-410-2920.

Thank you for your consideration in this matter.

Sincerely,



Senator Jennifer Beck
11th Legislative District

cc: Rosa Farias, Democratic Committee Aide
Amanda Von Leer, Republican Committee Aide
Jason Postelnik/David Davidow, OLS Committee Aide



NEW JERSEY SENATE

JENNIFER BECK

SENATOR, 11TH DISTRICT
MONMOUTH COUNTY

32 MONMOUTH STREET, 3RD FLOOR

RED BANK, NJ 07701

TEL (732) 933-1591

FAX (732) 933-1598

SenBeck@njleg.org

COMMITTEES:

BUDGET & APPROPRIATIONS
COMMUNITY AND URBAN AFFAIRS

March 14, 2016

The Honorable Jeff Van Drew
School House Office Park
211 S. Main St.
Suite 104
Cape May Court House, NJ 08210

RE: S-532 Request to Post

Dear Chairman Van Drew:

I respectfully request bill S-532 be posted for hearing in front of the Senate Community and Urban Affairs Committee at its next meeting.

The "Superstorm Sandy Homeowners Protection Act" consists of various measures to enhance the accountability and transparency of decisions made for the dispersal of Superstorm Sandy aid with regards to Reconstruction, Rehabilitation, Elevation and Mitigation Program, and the Low-to-Moderate Income Homeowners Rebuilding Program. Under the bill, the State must pay any grant awards if the State determines that they made an error in regards to the signing of a promissory note under the RREM program.

It also expands the Consumer Fraud Act to apply to contractors who commit unconscionable practices, violate RREM standards or the Uniform Construction Code, or fail to perform work in a timely manner. Additionally, it creates mechanisms for applicants to submit complaints, which the DCA would then review and publish.

The DCA Commissioner may notify applicants who are still selecting a builder of any builder who has been the subject of substantiated complaints. The Commissioner also has the authority to conduct investigations and hold hearings. Findings can be used to deny, suspend, or revoke any registration or debar the builder if they have committed fraud, negligence or violated the construction code after given an opportunity to correct.

To the extent possible, a builder will not ask a resident to leave their home until the needs of the project make their presence untenable. Additionally, they must compensate the homeowner or each unexcused day they are out of their home.

The DCA must also publish various information to a single website, including integrity oversight monitor reports, State Comptroller audits, description of the process for challenging estimates, information on New York's and Connecticut's dispersal of funds, FAQ's, tip sheets, and other important resources.

Project Managers must attend at least three meetings at the property and assist the applicant in navigating the process. The DCA must also notify project managers of any changes to the RREM or LMI program within two business days, who must then notify the applicant within one business day.

The bill also allows applicants to file suit and seek legal remedies against subcontractors in Pathway C. Homeowners must make every effort to obtain an elevation certificate prior to the issuance of a final grant award. It also requires local officials to cooperate with the DCA, project managers, contractors and applicants. Additionally, planning and zoning boards are required to grandfather approval of pre-existing conditions on site plans using the same footprint, provided there are no safety hazards. Lastly, the State, project managers, housing advisors, and contractors must treat applicants with dignity and respect throughout the process.

Please see the attached summary, which goes into greater detail regarding these requirements. If you have any questions or wish to discuss this matter in further detail, please do not hesitate to contact me by phone at 732-933-1591 or on my cell phone at 609-410-2920.

Thank you for your consideration in this matter.

Sincerely,



Senator Jennifer Beck
11th Legislative District

cc: Rosa Farias, Democratic Committee Aide
Amanda Von Leer, Republican Committee Aide
Jason Postelnik/David Davidow, OLS Committee Aide



NEW JERSEY SENATE

JENNIFER BECK

SENATOR, 11TH DISTRICT
MONMOUTH COUNTY

32 MONMOUTH STREET, 3RD FLOOR

RED BANK, NJ 07701

TEL (732) 933-1591

FAX (732) 933-1598

SenBeck@njleg.org

COMMITTEES:

BUDGET & APPROPRIATIONS
COMMUNITY AND URBAN AFFAIRS

July 28, 2015

The Honorable Jeff Van Drew
School House Office Park
211 S. Main St.
Suite 104
Cape May Court House, NJ 08210

Dear Chairman Van Drew:

I respectfully request bill S-3057 be posted for hearing in front of the Senate Community and Urban Affairs Committee at its next meeting.

This bill would establish the "Superstorm Sandy Homeowners Protection Act" and consists of various measures to enhance the accountability and transparency of decisions made for the dispersal of Superstorm Sandy aid with regards to Reconstruction, Rehabilitation, Elevation and Mitigation Program, and the Low-to-Moderate Income Homeowners Rebuilding Program. Under the bill, the State must pay any grant awards if the State determines that they made an error in regards to the signing of a promissory note under the RREM program.

It also expands the Consumer Fraud Act to apply to contractors who commit unconscionable practices, violate RREM standards or the Uniform Construction Code, or fail to perform work in a timely manner. Additionally, it creates mechanisms for applicants to submit complaints, which the DCA would then review and publish.

The DCA Commissioner may notify applicants who are still selecting a builder of any builder who has been the subject of substantiated complaints. The Commissioner also has the authority to conduct investigations and hold hearings. Findings can be used to deny, suspend, or revoke any registration or debar the builder if they have committed fraud, negligence or violated the construction code after given an opportunity to correct.

To the extent possible, a builder will not ask a resident to leave their home until the needs of the project make their presence untenable. Additionally, they must compensate the homeowner or each unexcused day they are out of their home.

The DCA must also publish various information to a single website, including integrity oversight monitor reports, State Comptroller audits, description of the process for challenging estimates, information on New York's and Connecticut's dispersal of funds, FAQ's, tip sheets, and other important resources.

Project Managers must attend at least three meetings at the property and assist the applicant in navigating the process. The DCA must also notify project managers of any changes to the RREM or LMI program within two business days, who must then notify the applicant within one business day.

The bill also allows applicants to file suit and seek legal remedies against subcontractors in Pathway C. Homeowners must make every effort to obtain an elevation certificate prior to the issuance of a final grant award. It also requires local officials to cooperate with the DCA, project managers, contractors and applicants. Additionally, planning and zoning boards are required to grandfather approval of pre-existing conditions on site plans using the same footprint, provided there are no safety hazards. Lastly, the State, project managers, housing advisors, and contractors must treat applicants with dignity and respect throughout the process.

Please see the attached summary, which goes into greater detail regarding these requirements. If you have any questions or wish to discuss this matter in further detail, please do not hesitate to contact me by phone at 732-933-1591 or on my cell phone at 609-410-2920.

Thank you for your consideration in this matter.

Sincerely,



Senator Jennifer Beck
11th Legislative District

cc: Lisa Velasquez, Democratic Committee Aide
Amanda Von Leer, Republican Committee Aide
Cindy Hespe, OLS Committee Aide