



# New Jersey Rule Requires More New Housing

By Jared Brey

New Jersey cities are building more multi-family and low-income housing than they have in years, thanks largely to renewed enforcement of a court decision that dates back half a century.

But the rule—which requires cities to plan for additional housing, similar to legislative efforts to expand housing options in other states—still faces stiff resistance in some areas. Nine municipalities in the state filed a joint lawsuit last week seeking to overturn a state law codifying parts of the ruling.

Known as the Mount Laurel Doctrine, the ruling requires every municipality to contribute its “fair share” of housing units to meet regional needs. The doctrine has been in place since the 1970s, when the New Jersey Supreme Court ruled against exclusionary local zoning rules in a case brought by a local chapter of the NAACP.

Under the court’s direction, cities are required to zone for a certain amount of multifamily housing, including subsidized units for low-income families,

based on calculations of regional population growth and housing needs.

Some towns have sought to avoid compliance with the rules, and enforcement has been complicated for years. In 2015, the state supreme court took over enforcement of the rule, after years of non-enforcement by a state agency called the Council on Affordable Housing. Since that time, more communities have voluntarily complied with the rule, and they have produced more multifamily and low-income housing as a result, according to the Fair Share Housing Center, a New Jersey advocacy group.

“The thing that New Jersey has that other states haven’t been able to develop quite as nicely is a serious requirement for compliance,” says Josh Bauers, a lawyer with the Fair Share Housing Center.

The New Jersey Legislature passed a bill earlier this year that was meant to codify the supreme court’s methodology for counting each municipality’s fair share obligation. The methodology has survived previous litigation from local governments, and the legislature passed the law to



streamline the process for calculating obligations in future years. But the nine towns are challenging the law and the underlying housing mandates it imposes, arguing that the law goes beyond the original Mount Laurel Doctrine.

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**Manhattan Tunnel Project through a Design-Build Agreement in Manhattan, New York**  
**Manhattan Tunnel is a Package of the Larger Hudson Tunnel Gateway Project**  
**Gateway Development Commission RFP No. GDC23-005**  
**Bid Date: November 7, 2024**

**Brief description of work:**  
 Work consists of two separate mined tunnels to be constructed utilizing Sequential Excavation Methods (“SEM”) tunneling techniques in combination with in-situ ground improvements (e.g., ground freezing and jet grouting) from about 50 feet west of the Manhattan Bulkhead to an interface with the Hudson Yards Concrete Casing. Also included are design and engineering disciplines, demolition, hauling, concrete, utility work, road construction, paving, line striping, traffic signal, traffic control, park construction, fencing, community outreach, inspection and testing, security, and instrumentation.

**The DBE Participation goal for the project is 12%**

**ALL QUOTATIONS ARE DUE BY CLOSE OF BUSINESS Wednesday, October 16, 2024.**  
 Proposal bid date November 7, 2024, time 2:00 pm. For further information concerning subcontracting and/or purchasing opportunities, and to register as a subcontractor or vendor, please respond to [solicitations@tutorperini.com](mailto:solicitations@tutorperini.com) or contact Arlene McBayne at (914) 739-1908.

For questions or inquiries regarding the job, contact Scott Wilson, Senior Estimator, at (661) 305-8335 or [swilson@frontierkemper.com](mailto:swilson@frontierkemper.com).

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**Manhattan Tunnel Project**  
**Gateway Development Commission RFP No. GDC23-005**  
**Bid Date: November 7, 2024**

**Description of project:**  
 The Manhattan Tunnel consists of two separate mined tunnels to be constructed utilizing Sequential Excavation Methods (“SEM”) tunneling techniques in combination with in-situ ground improvements (e.g., ground freezing and jet grouting) from about 50 feet west of the Manhattan Bulkhead (“Bulkhead”) to an interface with the HYCC-3, within the Hudson Yards. The construction of two sets of shafts for support of tunnel excavation: the Temporary Shafts (located by the Manhattan bulkhead) and the 12th Avenue Shaft.

**Many bidding opportunities are available:** geotechnical instrumentation, haul and dispose soil, rodent control, photography, rebar fabrication, electrical sub, soil and water sampling, park restoration, office trailers, fencing, curbs and sidewalks, site work, security guard service, utility work, QA/QC inspections.

If you are interested in bidding on this project, please contact Skanska’s Outreach Coordinator: [Aislinn.Speranza@skanska.com](mailto:Aislinn.Speranza@skanska.com) • EOE/M/F/Vet/Disabled

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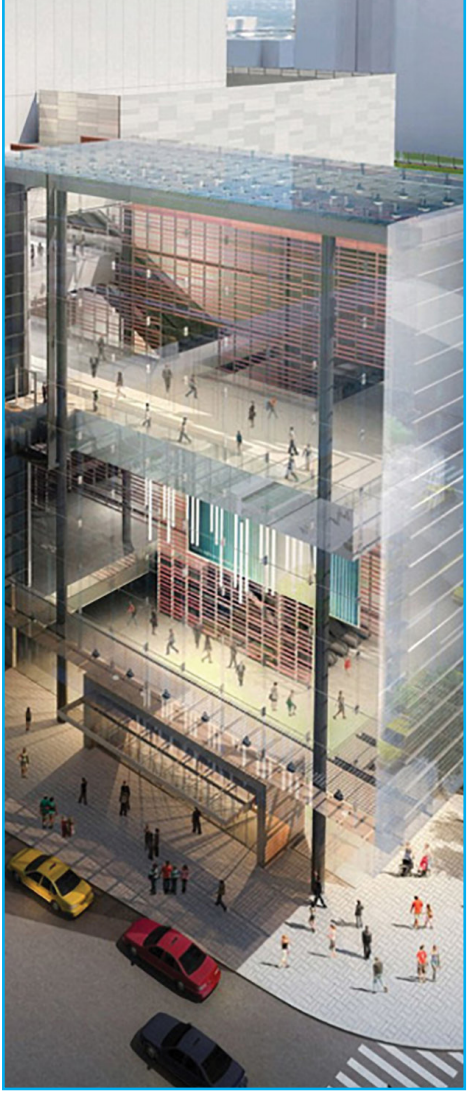
**Design-Build Services for LIRR West Side Yard Flood Mitigation Measures**  
**MTA Construction and Development Contract No. 6401**  
**Bid Date: February 3, 2025**

**Description of project:**  
 Design, furnish, construct, and install concrete perimeter flood walls, seepage cut-off barriers below the concrete flood walls, flood gates, deployable flood barriers, sump pumps, a tide gate chamber, drainage system improvements, workable aisles and a diesel generator, an automatic transfer switch, ancillary electrical equipment, and required communications.

This project will develop flood protection solutions for the West Side Yard in order to prevent and mitigate flooding of the LIRR Tunnels. The flood protection along the WSY perimeter will be accomplished via a combination of permanent flood walls and deployable flood barriers.

**Many bidding opportunities are available:** deep foundations, minipiles, jetgrout, sheeting, rebar installation, concrete supply, site work, electrical work, painting, paving, curb and sidewalk, site utilities.

If you are interested in bidding on this project, please contact Skanska’s Diversity and Outreach Coordinator: [Aislinn.Speranza@skanska.com](mailto:Aislinn.Speranza@skanska.com) • EOE/M/F/Vet/Disabled



**New York City Football Club Stadium Project**

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**IS SOLICITING COST PROPOSALS FROM NEW YORK CITY CERTIFIED, MWBE and LOCAL CONTRACTORS AND CONSTRUCTION SUPPLIERS. PLEASE NOTE THIS IS A UNION PROJECT.**

**Construction Services for the New York City Football Club Stadium Project**

**Description of Project:** The project consists of an over 600,000 GSF open-air soccer stadium with an approximate 25,000-seat capacity including State-of-the-art video, scoreboards, & sound system. The stadium will be located adjacent to Citi Field in Flushing Queens, NY. The Stadium will also be the location of the NYCFC and City in the Community Non-Profit Headquarters. This project will include concrete, structural steel, HVAC, Electrical, Fire Protection, and much more.

**Available Opportunities and Bidding Dates:**

- Exterior Wall Trades – Package to be released April 2024
- MEP Trades – Package to be released 3rd Quarter 2024
- Architectural Trades – Packages to be released 3rd and 4th Quarter 2024

If you are interested in getting involved in the construction portion of this project, please scan the below QR code and fill out the attached form. All questions should be directed to [NYCFC@TCCO.COM](mailto:NYCFC@TCCO.COM)

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**Federal Contracting: Woman-Owned Small Business (WOSB) Certification Program Webinar**  
**Tuesday, October 15, 2024, 2:00 pm–3:30 pm Online**  
**Main Sponsor(s): US Small Business Administration**  
**Contact: SBA Illinois District Office, 312-353-4528, [illinois.do@sba.gov](mailto:illinois.do@sba.gov)**  
**Fee: Free; registration required**  
 Welcome to the WOSB webinar series! Are you a woman owner of a small business? The federal government’s goal is to award at least five percent of all federal contracting dollars to woman-owned small businesses each year. Join us for training on how to register for SBA’s Woman-Owned Small Business (WOSB) program, which helps eligible small businesses to qualify for federal contracting opportunities. The monthly sessions will include an overview of the self-certification process, as well as a discussion of the NAICS codes that qualify as WOSB or EDWOSB. Register for this free webinar at <https://www.eventbrite.com/e/woman-owned-small-business-wosb-certification-program-tickets-853224426227>

**8(a) Orientation and SAM Registration Webinar**  
**Wednesday, October 16, 2024, 10:30 am–11:30 am Online**  
**Main Sponsor(s): US Small Business Administration**  
**Contact: SBA Illinois District Office, 312-353-4528, [illinois.do@sba.gov](mailto:illinois.do@sba.gov)**  
**Fee: Free; registration required**  
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**Selling to the Federal Government Webinar**  
**Thursday, October 24, 2024, 1:00 pm–4:00 pm Online**  
**Main Sponsor(s): US Small Business Administration**  
**Contact: George Tapia, 610-382-3086, [george.tapia@sba.gov](mailto:george.tapia@sba.gov)**  
**Fee: Free; registration required**  
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