

# SENATE COMMUNITY AND URBAN AFFAIRS COMMITTEE

## STATEMENT TO

### **SENATE, No. 3468**

with committee amendments

# STATE OF NEW JERSEY

DATED: MARCH 2, 2023

The Senate Community and Urban Affairs Committee reports favorably and with committee amendments Senate Bill No. 3468.

This bill, as amended, directs the State Planning Commission (commission) to adopt rules and regulations, or publish a regulatory guidance document, or both, to assist municipal planning boards and other agencies acting pursuant to the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.) (MLUL) in considering applications for the development of warehouses. The bill directs the commission to produce the guidance publication in a concise, plain language format, incorporating examples of questions and reports that would customarily be asked of, or requested from, a warehouse development applicant prior to the issuance of development approvals. These model questions and report requests are to address potential community benefits, including but not limited to, brownfield remediation and environmental mitigation, job creation, income and property tax creation, as well as concerns, including but not limited to, traffic volumes, road safety, and environmental considerations. The bill directs the commission to make the guidance publication available to the public on its Internet website.

The bill also requires the Commissioner of Community Affairs (commissioner) to incorporate the guidance document into the course offered to officials with responsibilities to enforce the MLUL. The commission would be required to notify the commissioner upon completion of the guidance document, and upon any updates.

This bill would take effect immediately, and would require the commission to produce the guidance publication by the first day of the third month next following enactment.

#### COMMITTEE AMENDMENTS:

The committee amendments require the model questions and report requests to address potential community benefits, in addition to the community concern questions and requests previously provided for in the bill. The committee also amended the bill to make technical changes.