

SENATE COMMUNITY AND URBAN AFFAIRS COMMITTEE

STATEMENT TO

SENATE, No. 4082

STATE OF NEW JERSEY

DATED: NOVEMBER 15, 2021

The Senate Community and Urban Affairs Committee reports favorably Senate Bill No. 4082.

This bill clarifies current law by requiring certain applications to collocate wireless communications equipment on preexisting support structures be processed administratively and be approved by permit. Current law provides that an application to collocate wireless communications equipment on a preexisting wireless communications support structure is not be subject to site plan review if: 1) the support structure had been previously granted all necessary approvals, 2) the proposed collocation would not increase the support structure's height by more than ten percent or expand the width of any existing equipment structure beyond 2,500 square feet, and 3) the support structure will be substantially consistent with the terms and conditions of the underlying approvals.

This bill specifies that collocation applications are to be submitted to an administrative officer for review, and that an administrative officer may approve a collocation application by issuing a zoning permit. If an administrative officer determines that a collocation application does not meet the requirements of current law, the administrative officer is to deny the application for a zoning permit. The bill provides the administrative officer with 30 business days to issue or deny a zoning permit for a collocation application.

As reported by the committee, this bill is identical to Assembly Bill No. 3165 (1R), which was also reported by the committee on this date.