

ASSEMBLY, No. 3043

STATE OF NEW JERSEY 221st LEGISLATURE

PRE-FILED FOR INTRODUCTION IN THE 2024 SESSION

Sponsored by:

Assemblyman CLINTON CALABRESE

District 36 (Bergen and Passaic)

Assemblyman LOUIS D. GREENWALD

District 6 (Burlington and Camden)

SYNOPSIS

Reduces parking spaces required in Statewide site improvement standards at residential developments relative to development's proximity to public transportation.

CURRENT VERSION OF TEXT

Introduced Pending Technical Review by Legislative Counsel.



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1 AN ACT concerning Statewide site improvement standards and
2 required parking spaces within certain proximities to public
3 transportation and supplementing P.L.1993, c.32 (C.40:55D-40.1
4 et seq.).

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6 **BE IT ENACTED** by the Senate and General Assembly of the State
7 of New Jersey:

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9 1. a. Notwithstanding any law, rule, or regulation to the
10 contrary, the Commissioner of Community Affairs shall adopt
11 regulations, pursuant to the “Administrative Procedure Act,”
12 P.L.1968, c.410 (C.52:14B-1 et seq.), implementing the following
13 reductions in required on- and off-street parking spaces in the
14 Statewide site improvement standards:

15 (1) a 20 percent reduction in required parking spaces between
16 one mile and one-half mile of:

17 (a) public transportation service;

18 (b) five or more motorbus regular routes operated pursuant to
19 P.L.1979, c.150 (C.27:25-1 et seq.); or

20 (c) a roadway within a municipality with at least 15 roadside
21 bus stops for motorbus regular routes operated pursuant to
22 P.L.1979, c.150 (C.27:25-1 et seq.);

23 (2) a 30 percent reduction in required parking spaces between
24 one-half mile and one-quarter mile of:

25 (a) public transportation service;

26 (b) five or more motorbus regular routes operated pursuant to
27 P.L.1979, c.150 (C.27:25-1 et seq.); or

28 (c) a roadway within a municipality with at least 15 roadside
29 bus stops for motorbus regular routes operated pursuant to
30 P.L.1979, c.150 (C.27:25-1 et seq.);

31 (3) a 50 percent reduction in required parking spaces within
32 one-quarter mile of:

33 (a) public transportation service;

34 (b) five or more motorbus regular routes operated pursuant to
35 P.L.1979, c.150 (C.27:25-1 et seq.); or

36 (c) a roadway within a municipality with at least 15 roadside
37 bus stops for motorbus regular routes operated pursuant to
38 P.L.1979, c.150 (C.27:25-1 et seq.).

39 b. As used in this section:

40 “Ferry passenger service” shall have the same meaning as
41 provided in subsection h. of subsection 3 of P.L.1979, c.150
42 (C.27:25-3);

43 “Motorbus regular route service” shall have the same meaning as
44 provided in subsection b. of section 3 of P.L.1979, c.150 (C.27:25-
45 3);

46 “Public transportation service” means rail passenger service and

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1 motorbus regular route service stations and terminals operated by
2 the New Jersey Transit Corporation, established pursuant to
3 P.L.1979, c.150 (C.27:25-1 et seq.), and ferry passenger service
4 terminals.

5 “Rail passenger service” shall have the same meaning as
6 provided in subsection g. of section 3 of P.L.1979, c.150 (C.27:25-
7 3).

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9 2. This act shall take effect immediately.

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STATEMENT

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14 This bill requires the Commissioner of Community Affairs to
15 adopt regulations implementing certain reductions in required on-
16 and off-street parking spaces in the Statewide site improvement
17 standards by 20, 30, and 50 percent depending on a residential
18 development’s proximity to certain public transportation services.