

SENATE, No. 2974

STATE OF NEW JERSEY

221st LEGISLATURE

INTRODUCED MARCH 18, 2024

Sponsored by:

Senator PAUL A. SARLO

District 36 (Bergen and Passaic)

Senator TROY SINGLETON

District 7 (Burlington)

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

As introduced.



(Sponsorship Updated As Of: 10/10/2024)

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.).

5
6 **BE IT ENACTED** by the Senate and General Assembly of the State
7 of New Jersey:

8
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 the maximum required on- and off-street parking
14 spaces in the 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);

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

6 “Rail passenger service” shall have the same meaning as
7 provided in subsection g. of section 3 of P.L.1979, c.150 (C.27:25-
8 3).

9
10 2. This act shall take effect immediately.

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STATEMENT

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