

# ASSEMBLY, No. 4984

## STATE OF NEW JERSEY 220th LEGISLATURE

INTRODUCED DECEMBER 15, 2022

**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**

As introduced.



(Sponsorship Updated As Of: 2/6/2023)

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 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  
47 motorbus regular route service stations and terminals operated by  
48 the New Jersey Transit Corporation, established pursuant to

1 P.L.1979, c.150 (C.27:25-1 et seq.), and ferry passenger service  
2 terminals.

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

6

7 2. This act shall take effect immediately.

8

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10 STATEMENT

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