

Another Smart Growth Economic Development Coalition bill becomes law!

Office Of The Governor - May 5, 2010

GOVERNOR CHRISTIE SIGNS LEGISLATION TO REFORM LAND-USE DEVELOPMENT REGULATIONS

TRENTON, NJ – Governor Chris Christie today signed legislation to simplify and make more predictable regulations governing land-use development applications at the municipal level, encouraging development and lowering costs for New Jersey businesses and job creators.

[S82](#), commonly referred to as "time of application" or "time of decision" legislation, provides that a land-use development application will be governed by the municipal development regulations in effect at the time of the application. Exceptions are provided for those rules related to health and public safety.

The legislation does not guarantee approval of a land-use application, but instead allows for the application process to move forward without the unnecessary hurdle of constantly changing requirements while the application is pending.

"New Jersey's businesses and entrepreneurs – the job creators of our state – invest considerable amounts of financial and human resources in navigating a vast landscape of rules and regulations at the state and local level," said Governor Christie. "Prior to the signing of this legislation, the system allowed for those rules to be changed in the middle of the process, even after an application has been submitted. This legislation makes common sense changes to improve the application process and move New Jersey in the right direction of providing a friendlier environment for job creation, while keeping safeguards for public health and safety in place."

Currently, regulations do not "lock-in" until preliminary approval is granted for an application, allowing municipalities to change the requirement of an application after its initial submission, resulting in a business that is investing in New Jersey having to start the costly, time-intensive application process over, or abandoning the project altogether.

Ted Zangari, Chair: The beauty of this diverse Coalition is the incredible talent among its member-organizations. Each time one of the bills in our Coalition's "stimulus package" has become law over the last two years, it was the result of a core group of volunteers who led the effort. It is time to recognize the key driver of the Time of Application legislation for a job well done: Carol Ann Short of the New Jersey Builders Association. And thanks also to Dianne Brake of PlanSmart NJ and Bob Delia of ICSC-NJ for their persuasive testimony.