



## MEMORANDUM

**To:** Assembly Regulatory Oversight Committee Members  
**From:** David Brogan, Executive Director  
**Date:** February 24, 2017  
**Re:** NJAA Support of A-2452

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On behalf of the New Jersey Apartment Association (NJAA), whose members provide market-rate and affordable rental housing to over a million New Jersey residents, we **SUPPORT A-2452 (Burzichelli)**, which reforms New Jersey's antiquated liquor license laws to allow small restaurants to serve certain drinks at the table only. While this is an incremental change to the existing liquor license system, the bill would yield positive benefits by encouraging redevelopment efforts throughout the state.

A-2452 would create two new classes of liquor licenses: R-1 for all wine, beer and spirits, and R-2 for wine and beer only. Only small restaurants (1,500 to 6,000 square feet) would be eligible to participate and all drinks must be served at the table by a waiter. Bars would be prohibited. Additionally, the bill would provide compensation to certain current licensees who paid full market price for their licenses, should they feel disadvantaged by the law. Finally, the bill eliminates the 200-foot buffer requirement for churches and schools, which is very important for downtown redevelopment.

This legislation would encourage the investment in, development of, compact mixed-used developments that are increasingly sought by municipal leaders, and would create dynamic communities that today's residents are demanding. It will also help the state attract and retain businesses, which are increasingly looking to locate in dynamic walkable communities. Finally, an economic analysis conducted by FTI Consulting in 2015 suggests that this bill would create 18,000 new jobs, generate \$877 million in economic activity, and produce \$100 million in state and local tax revenue.

The NJAA strongly supports A-2452 and we appreciate the Assembly Regulatory Oversight Committee taking testimony on this important issue. We would encourage the Committee to advance the measure for a vote.

Should you have any questions or would like to discuss this bill further, please do not hesitate to contact me at 732-992-0615 or via email at [david@njaa.com](mailto:david@njaa.com).

*The New Jersey Apartment Association represents over 600 multifamily rental housing providers throughout the State of New Jersey. We are a statewide organization dedicated to maintaining, improving, and building market-rate and affordable rental housing that serves one in three New Jersey residents.*