



## MEMORANDUM

**To:** Senate Community and Urban Affairs Committee Members  
**From:** Nicholas Kikis, VP of Legislative & Regulatory Affairs  
**Date:** February 24, 2017  
**Re:** NJAA Support of S-2788 (Van Drew)

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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** S-2788 (Van Drew), which would simplify and streamline the application and review process under the Municipal Land Use Law (MLUL), and we ask all committee members to vote **“YES”** when it comes before you on February 27, 2017.

The complex land use process is a deterrent to attracting business and economic development in New Jersey. This legislation, which is consistent with the original intent of the MLUL, would better delineate what is required to be submitted at preliminary stages and what is required to be submitted at final stages of site plan review. It is important to note that the bill adjusts only the timeline of the review process and does not alter what is required to be submitted or the standard of review. Anything that is not considered during preliminary review would be considered during final review.

Furthermore, by delaying the detailed site plans, specifications, and engineering data until after preliminary review, developers can be more accommodating to concerns raised by the planning board and the community during preliminary review and approval. As such, this legislation would create a more uniform and predictable process for all who are involved in the MLUL process.

S-2788 is a commonsense effort to reduce red tape in New Jersey’s MLUL, which can slow down economic development and add significant costs to projects. These burdens are ultimately reflected in the cost of housing in the state.

Accordingly, NJAA supports S-2788 (Van Drew) and we encourage all committee members to vote “Yes” when it comes before you. Should you have any questions or would like to discuss further, please do not hesitate to contact me at 732-992-0605 or at [nicholas@njaa.com](mailto:nicholas@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.*