

New Jersey Senate Passes Bill Reducing Parking Requirements for Developments Located Adjacent to Public Transit

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Source: Saiber Real Estate & Land Use Alert

The State of New Jersey has continued to address parking considerations in public and private spaces. Earlier this year, lawmakers introduced legislation that would [require reserved parking spaces for families with young children and older adults](#). More recently, the New Jersey Senate passed [Bill S3605](#), which provides for a reduction in minimum parking requirements for developments that are situated near public transportation facilities. The Bill provides three primary categories of reductions:

1. Developments located within one-half mile to one mile of public transportation services, five or more motorbus regular routes, or a roadway with at least 15 roadside bus stops are eligible for a 20 percent reduction in required parking spaces.
- 2.

Developments located between one-quarter mile and one-half mile of public transportation services, five or more motorbus regular routes, or a roadway with at least 15 roadside bus stops, are eligible for a 30 percent reduction in required parking spaces; and

- 3.

Developments located within one-quarter mile of public transportation services, five or more motorbus regular routes, or a roadway with at least 15 roadside bus stops will be eligible for a 50 percent reduction in required parking spaces.

The passage of the bill marks an increased interest in development regulations that promote transit-oriented developments and a departure from typical minimum parking requirements. The bill now goes before the Assembly for consideration.

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If you have any questions about how this potential law may impact you, please contact Nino Coviello or Justin Calta of Saiber LLC's Real Estate & Land Use practice.