

## **New Jersey Governor Murphy Advocates for Zoning and Permitting During State of the State Address**

January 16, 2025

*Source: Saiber Real Estate & Land Use Alert*

In his 2025 State of the State Address on January 14, 2025, New Jersey Governor Phil Murphy highlighted his administration's push for significant reform of the state's zoning and permitting laws. Governor Murphy emphasized the need for legislative action to make it easier to build new housing in areas where it is most needed, citing efforts led by Senator Troy Singleton and his colleagues.

Governor Murphy outlined that by cutting red tape and removing outdated restrictions, the state could potentially add thousands of new affordable housing units over the next decade. He underscored the importance of these reforms in providing greater economic opportunities for New Jersey families.

This call for reform builds on the momentum of the affordable housing bill Governor Murphy signed in March 2024, which streamlined processes for affordable housing development. As part of these ongoing efforts, Senator Singleton has introduced three new bills aimed at easing zoning regulations. These proposals would, among other things:

- Allow accessory dwelling units (ADUs) in single-family and duplex neighborhoods.
- Permit the conversion of certain office parks and retail centers into mixed-use developments.
- Reduce the parking requirements for residential developments, particularly those near public transportation.

These proposed reforms signal a shift toward increased flexibility and greater development opportunities, particularly in areas struggling with housing affordability. Stakeholders in real estate, development, and local government should monitor these developments closely as the legislature takes up these proposals in the coming months.

If you have any questions about the above alert, please contact Justin Calta of Saiber LLC's Real Estate and Land Use, Zoning & Planning practice groups.