



American Planning Association  
**New Jersey Chapter**

*Making Great Communities Happen*

## **Testimony to the New Jersey Senate Community and Urban Affairs Committee Monday March 7, 2022**

*Respectfully submitted by Thomas G. Dallessio AICP/PP/FRSA, Vice President of Policy, New Jersey Chapter of the American Planning Association*

“Chairman Singleton, Vice Chair Rice, Committee Members Connors, Schepisi and Stack, I am Tom Dallessio, Vice President of Policy for the New Jersey Chapter of the American Planning Association, and I’m here on behalf of approximately 1,000 professional planners and other members of APA New Jersey to speak to the benefits of amending the Municipal Land Use Law to empower the construction and occupancy of Accessory Dwelling Units (ADUs) and other housing that is attractive, affordable, diverse, equitable, healthy, inclusive, resilient, safe and sustainable.

We’ve been collaborating with the American Association of Retired Persons, Housing and Community Development Network of New Jersey, New Jersey Builders Association, New Jersey Future, Regional Plan Association, Tri-State Transportation Campaign, and other public-interest individuals and organizations to advance planning and zoning reform legislation, including advancing ADUs as one efficient, effective, and equitable solution to our housing crisis.

While we are not prepared to support S-345 as written, we welcome the opportunity to work with you and your colleagues and staff to ensure that ADUs shall be permitted by all municipalities in New Jersey so that our state remains a place of hope and opportunity for all.

As part of a national effort by the American Planning Association to advance zoning reform and housing opportunities throughout the country, our Chapter is committed to creating communities where a diversity of people can live, work, and raise a family, as well as age-in-place. We thank you for considering this issue, and for allowing us to actively participate in this legislative process.

S-345 contains important clarifications on ADUs, and the definitions proposed meet the test of reasonableness. The bill also provides a clear vision for how ADUs would be permitted and constructed. Lastly, the bill’s amendments further clarify how municipal housing elements should incorporate ADUs into municipal planning and zoning.

Where we seek additional consideration is we believe that the opportunity for ADUs must be available to people throughout New Jersey, and that an opt-out provision will not satisfy our mutual goals. To allow municipalities to opt-out is to create separate and unequal opportunities for New Jerseyans.

We also ask that you consider other amendments beyond the provision of ADUs that will advance additional housing opportunities in Transit Oriented Districts as well as Main Street Corridors. One specific way to do this is to address the burdensome requirements for parking in areas that have been designed for pedestrian and non-motorized vehicles. Surplus parking that results from municipal minimum parking standards is wasteful, inefficient, and ultimately detrimental as it diverts critical financial resources that could be used to create parks, pedestrian plazas and other amenities that are safer, healthier and more accommodating to people of all ages and abilities.

We request that this Committee and the Legislature consider these and other potential amendments before advancing this bill today, and we stand ready to work with you to make New Jersey a diverse, equitable and inclusive place that all can call home. Thank you.”