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March 31, 2011

Dear Sponsors of Senate Bill 483:

I am writing regarding Senate Bill 483, which was conditionally vetoed by the Governor and awaits action in the Legislature. As an advocate of smart growth, New Jersey Future supported the bill as passed and we also support the bill as revised in the Governor's conditional veto. We urge the Legislature to approve the revised version.

As you know, the bill expands municipal authority to grant General Development Plans and long-term vesting of site-plan approvals to projects that are large in terms of their square footage or number of residential units, regardless of how much acreage they cover. This change will allow municipalities to encourage projects that are compact and use land efficiently.

New Jersey Future supported the bill when it was limited to "smart growth areas," because those locations have been identified as being most appropriate for development. The conditional veto removed this limitation, making the provisions available statewide. Although New Jersey Future generally recommends that development incentives be targeted to smart growth areas, we can support the revised version because General Development Plans and long-term vesting of site plan approvals are currently available statewide (for projects with large footprints). Furthermore, the type of large, complex projects covered by the bill will be limited as a practical matter to locations where infrastructure is available. We also support the expansion of the bill by the conditional veto to include mixed-use projects.

Thank you for your consideration. Please feel free to contact me if you have any questions at 609-393-0008, x114 or [csturm@njfuture.org](mailto:csturm@njfuture.org).

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Sturm".

Chris Sturm  
Senior Director of State Policy

Cc: Senate President Stephen Sweeney  
Speaker Sheila Oliver  
Bill Caruso, Assembly Democrat staff  
Andrew Hendry, Senate Democrat staff