

SENATE COMMUNITY AND URBAN AFFAIRS COMMITTEE

STATEMENT TO

SENATE, No. 466

STATE OF NEW JERSEY

DATED: MARCH 11, 2021

The Senate Community and Urban Affairs Committee reports favorably Senate Bill No. 466.

This bill is intended to ensure that residential tenants receive notice of hearings on applications for development of the property on which the tenancy is located. The bill requires owners or landlords who are development applicants to deliver notice of a hearing on the development application to each residential tenant by either provide that notice of a hearing on an application for development for a property with a residential tenant shall be given to each residential tenant by one of three procedures: (1) by personal service, or (2) by mailing a copy by certified mail to the tenant's mailing address, as known to the property owner or landlord, or (3) by requiring that the property owner or landlord shall post the hearing notice in a conspicuous place in at least one interior common area accessible to residential tenants, at least 10 days prior to the date of the hearing and, to the extent practicable, maintain the posting until the day following the date of the hearing. The posting requirement would not be an option if there is no interior common area. A landlord or owner would not be able to obtain approval for a development application until filing a certification with the municipal agency that he or she has complied with the tenants' notice requirements.

This bill was pre-filed for introduction in the 2020-2021 session pending technical review. As reported, the bill includes the changes required by technical review, which has been performed.