projects to be authorized for general development plan approval.

recommendation that this bill should be amended to allow mixed-use

Bill, accordingly, I am returning this registration with the

afforded the same benefits as single-use projects under this

see no compelling reason why a mixed-use project should not be

given the various societal benefits of these projects, I

options, and increasing intermodal development.

public infrastructure, providing a variety of transportation

benefits to the local community, such as maximizing use of

encourage efficient use of land. These projects provide new

complementary use of mixed-use within a development, which tends to

plan approval. Mixed-use development projects allow for general
devolution.

similar mixed-use projects to qualify for general development

believe that this registration should be amended to allow for

that will be eligible for general development plan approval, I

while I support the sponsors’ intent to expand the projects


nonresidential floor area or at least 100 residential dwelling

Any project that consists of at least 150,000 square feet of

registration would expand general development plan approval to

restricted to projects of 100 acres or more in size. These

plan approvals, under current law, these approvals are

which allow for long-term vesting of preemptively and entail

governing eligibility for general development plan approvals,

This registration would expand the current standards

repeal (with my recommendations for reconsideration).

Jersey Constitution, I am returning Senate BILL NO. 493 (second

pursuant to Article V, Section I, Paragraph 14 of the New

To the Senate:

(Second Report)

SENATE BILL NO. 493

March 3, 2011

EXECUTIVE DEPARTMENT
STATE OF NEW JERSEY
Defer section 2 in the interim.
Defer section 1 in the interim.
Defer "in smart growth".

Delete "3". and insert "1."

Defer section 3, line 39:

Page 2 - section 1:

Page 2 - section 2:

Page 2 - section 3:

Page 4 - section 3, line 39:

Page 2-4 - section 2:

Page 2 - section 1:

Page 2 - title, line 2:

Delete (and recommend that it be amended as follows):

Accordingly, I herewith return Senate Bill No. 48, 2nd. (Second)

otherwise deemed appropriate by a host municipality. Limitation does not serve to forestall any development that lies outside the "smart growth area", in order to ensure that a "smart growth area" that a general development plan approved may be amended in any use registration with my recommendation that it be revised so such approved to be appropriate. As such, I am also recommending approval should not be allowed in any municipality that believes there is no compelling reason why a general development plan is otherwise permissible. Given the municipality discretion to the municipality for development that borders, and general development plans may not serve to provide a retention discretion over appropriate land use within their jurisdictional venue. Under these bills, municipalities would still require that a project be located in a "smart growth area". I believe that the determination of "smart growth area". I believe that the thereof have been substantial dispute regarding the appropriate while there has been widespread support for this legislation, growth areas to qualify for general development plan approved. Eligible projects must be located in certain designated "smart growth areas". This legislation would also require that these newly pure residential and commercial projects under this bill.

Provided they are equivalent to the thresholds established for
Page 8, Section 6, Line 47:
Delete "6."

Respectfully,
/s/ Chris Christie
Governor

[seal]

Attest:
/s/ Jeffrey S. Chiesa
Chief Counsel to the Governor