New Jersey Collocation Legislation
Explanation and Implementation

An Act Concerning the Collocation of Wireless Communication Equipment

To maximize efficiencies, wireless communications structures are generally constructed to accommodate multiple antennas and service providers, called collocation, so that consumers can be provided with increased mobile broadband coverage and capacity. The New Jersey Collocation Legislation (N.J. Stat. §40:55D-46.2) improves mobile broadband coverage and capacity by ensuring the timely deployment of wireless services through streamlined review processes for collocation of wireless facilities to existing, permitted infrastructure. The law became effective when signed on January 17.

- **The site plan review process for a new wireless communications support structure includes:**
  - Submission to the administrative officer of a complete application, meaning any information as is reasonably necessary to make an informed decision as to whether the requirements necessary for site plan approval have been met.
  - A complete application means that the information provided would be sufficient for preliminary site plan approval by the planning board. The planning board may require engineering documents, architectural plans or other information.
  - The planning board may require a substantial amendment in the layout of improvements proposed, such that an amended application for development must be submitted.
  - The planning board shall, if the proposed development complies with the ordinance and this act, grant preliminary site plan approval.
  - The planning board shall grant final approval if the detailed drawings, specifications and estimates of the application for final approval conform to the standards established by ordinance.

- **The New Jersey Collocation Legislation applies to wireless facility applications for:**
  - Collocation – to place or install wireless communications equipment on wireless communications support structures, including a monopole, self-supporting lattice tower, guyed tower, water tower, utility pole, or building.

- **A streamlined site plan review process applies to all development applications for collocation that:**
  - Do not increase the overall height of the wireless support structure by more than 10%;
  - Do not increase the width of the structure;
  - Do not increase the square footage of the equipment compound to greater than 2,500 ft²;
  - Comply with all applicable conditions of the original approval of the wireless support structure; and
  - Do not create a condition for which a variance would be required.

- **Applications for collocation:**
  - Are exempt from site plan review;
  - May be reviewed to ensure a proposed collocation will not result in a deviation from a local unit’s zoning standards or other applicable law, rule or regulation such that a variance would be required.