

New Jersey's Permitting Dashboard Pilot Program: A New Avenue for Developers and Project Owners to Reduce Delays and Increase Transparency

Client Alert

5.06.26

What You Need to Know

- New Jersey is taking steps to reduce permitting delays/costs, increase regulatory accountability, and provide greater transparency on public expenditures by establishing a cross-agency initiative that warrants the attention of developers, project owners, and their counsel.
- A key aspect of the reforms outlined by Governor Sherrill's EO 5 is a Permitting Dashboard Pilot Program that will track applications in real time across multiple state agencies – the Department of Environmental Protection, Department of Transportation, and Department of Community Affairs – with the intent of holding agencies accountable to specific timeframes.
- Developers of qualifying projects must apply **no later than May 21, 2026**, for a chance to be one of ten projects selected via lottery for the pilot program, which is expected to launch this summer.

By: [Robert S. Goldsmith](#) and [Steven G. Mlenak](#)

On her first day in office, New Jersey Governor Mikie Sherrill signed six Executive Orders, signaling her administration's immediate commitment to reshaping how New Jersey operates.

Among these, [Executive Order 5](#) (EO 5) stands apart as a landmark measure for the state's development community, representing the most significant structural reform to New Jersey's permitting apparatus in recent memory.

EO 5's stated goals are ambitious: reduce permitting delays and costs, boost accountability in the regulatory process, and expand transparency in how taxpayer dollars are spent.

Specifically, EO 5:

- **Establishes a Cross-Agency Permitting Team**, housed under the administration's Strategic Initiative & Economic Opportunity Office within the Office of the Chief Operating Officer, to streamline and expedite the state permitting process, with a focus on reducing project delays and costs and improving customer service, transparency, and accountability for permit applicants
- **Requires all state agencies to catalog the types of permits they issue** and submit this inventory to the Cross-Agency Permitting Team, creating, for the first time, a comprehensive map of the state's permitting landscape
- **Directs the Cross-Agency Permitting Team to develop a Permitting Dashboard** that displays the real-time status and progress of state permit applications for projects across New Jersey, including permitting process timeframes—so-called “shot clocks”—designed to reduce review and approval delays
- **Establishes a Regulatory Simplification Team**, also within the Office of the Chief Operating Officer, with a mandate to reform state regulatory structures and processes to reduce project delays and costs
- **Creates the New Jersey Report Card, an interactive, public-facing online portal** providing information on state-funded programs, measuring what they are delivering for residents, and incorporating an interactive budget analysis tool

These initiatives represent a whole-of-government approach to a problem that has long frustrated developers, investors, and communities. Complex, multi-agency permitting processes have added months (and sometimes years) of uncertainty to New Jersey projects, inflating costs and deterring investment. EO 5 is a direct response to that reality.

On April 30, 2026, coinciding with her 100th day in office, Governor Sherrill announced that [applications are now open for the NJ Permitting Dashboard Pilot program](#), the first concrete step toward implementing the infrastructure envisioned under EO 5.

The Permitting Dashboard is designed to allow project developers and other applicants to track permit applications in real time across multiple state agencies through a single platform, providing visibility into application status, target due dates, and required next steps. The participating agencies for this pilot program are the New Jersey Department of Environmental Protection (DEP), the New Jersey Department of Transportation (DOT), and the New Jersey Department of Community Affairs (DCA).

Project Eligibility

To qualify for the pilot program, a project must require permits from at least two of the three participating agencies (DEP, DOT, or DCA), or at least three permits from any one of those agencies.

Eligible project categories include:

- Multifamily or mixed-use housing developments of 25 or more units;

- Commercial real estate projects that will create at least 10 permanent jobs or 25 temporary construction jobs at the project site; and
- Solar or energy storage projects capable of generating or storing at least one megawatt of capacity.

Key Dates & Selection Process

Applications for the pilot program are due by **May 21, 2026**, at 11:59 pm.

Up to ten projects will be selected by lottery from the eligible applicant pool, including four housing projects, three commercial projects, and three energy projects. The pilot program is expected to launch in the summer of 2026, with an initial target date of June. For additional details or to apply, visit permits.nj.gov or contact the Governor's Office at permits@nj.gov.

As this is a pilot program, the Permitting Dashboard is still in development, and its ultimate effectiveness will depend on the administration's ability to sustain the political will and operational infrastructure needed to hold agencies accountable. However, the cross-agency structure established by EO 5 and the Governor's demonstrated commitment to this initiative during the first 100 days of her administration suggests that this is a serious, well-resourced effort. Accordingly, we believe it deserves serious attention from developers, project owners, and their counsel.

If you believe your project may qualify for the pilot program and wish to discuss the application process, eligibility criteria, or strategic implications for your development timeline, we encourage you to reach out to the authors of this Alert. Similarly, if you have questions about how this initiative may affect your pending or planned projects more broadly, we are available to assist and are happy to discuss your specific situation.

Related Attorneys



Robert S. Goldsmith

Partner
732.476.2620
Email



Steven G. Mlenak

Partner
732.476.2526
Email