



NEW JERSEY STATE BAR ASSOCIATION

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May 19, 2025

Hon. Michael J. Blee, J.A.D.
Administrative Director of the Courts
Attn: Residential Landlord Tenant Forms and Processes
Hughes Justice Complex / P.O. Box 037
Trenton, New Jersey 08625-0037

Re: Comments on Proposed Amendments to Landlord Tenant Forms/Processes

Dear Judge Blee:

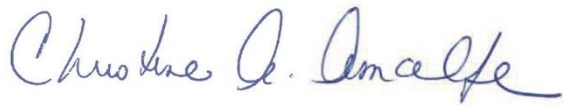
On behalf of the New Jersey State Bar Association (NJSBA), thank you for the opportunity to review and provide feedback on a proposal to revise aspects of the current process for residential landlord tenant matters, including revisions to forms and processes associated with those matters. We commend the members of the Judiciary and the stakeholders who have contributed to these revisions to date, and we offer our comments with the intent to improve upon the work that has already been done.

The NJSBA supports the intent to develop a standardized format to promote the filing of correct and complete complaints with the goal of reducing the possibility of an improper residential eviction. The NJSBA notes, however, that landlord/tenant actions are meant to be summary in nature, providing a streamlined process for resolution. The NJSBA is concerned that the proposed changes will unnecessarily complicate and prolong the process, both for tenants who may not always be able to afford an attorney to help guide them, and for owner-occupied property owners, who rely on tenant income to pay the expenses associated with the property. The NJSBA recognizes there must be fairness in the process to account for the interests of both landlords and tenants, but also believes the process should be readily understandable for litigants and as streamlined as possible, consistent with its summary intent. We therefore urge that the proposed Verified

Complaint be revised to allow for the elimination of information that is not applicable to the Complaint being filed to avoid confusion, and that steps be taken to emphasize the expeditious nature of these Complaints to ensure the matters are processed and heard promptly.

Again, the Association thanks the Judiciary for allowing the NJSBA to review the proposal and submit these comments. We stand ready to assist in further revisions to standardize and streamline the process in a fair and understandable manner, while continuing to maintain the summary nature of the proceedings.

Respectfully,

A handwritten signature in blue ink, reading "Christine A. Amalfe". The signature is fluid and cursive, with the first name "Christine" and last name "Amalfe" being clearly legible.

Christine A. Amalfe, Esq.
President

cc: Norberto A. Garcia, Esq., NJSBA President-Elect
Angela C. Scheck, NJSBA Executive Director