

New Jersey Supreme Court Clarifies and Updates the Sica Balancing Test

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Shareholder and Chair of the Land Use team, Donna M. Jennings, and Joshua E. Grun, Associate on the Land Use team at Wilentz, Goldman & Spitzer, P.A., examine the New Jersey Supreme Court's decision in *Monarch Communities, LLC v. Township of Montville*, which updates the longstanding *Sica* balancing test for inherently beneficial use variances. The article outlines the Court's new requirement that applicants specifically demonstrate that a proposed use will not substantially impair a municipality's zoning plan and ordinance, and discusses the decision's implications for future land use applications.

Read the full article: [New Jersey Supreme Court Clarifies and Updates the Sica Balancing Test](#)

Attorneys

- Donna M. Jennings
- Joshua E. Grun

Practice

- Land Use