

**RESOLUTION**

**WHEREAS**, land-use is an essential component of overall sustainability for a municipality;

**WHEREAS**, poor land-use decisions can lead to and increase societal ills such as decreased mobility, high housing costs, increased greenhouse gas emissions, loss of open space and the degradation of natural resources.

**WHEREAS**, well planned land-use can create transportation choices, provide for a range of housing options, create walkable communities, preserve open space and allow for continued use of vital natural resources;

**WHEREAS**, Given New Jersey's strong tradition of home rule and local authority over planning and zoning, achieving a statewide sustainable land-use pattern will require municipalities to take the lead;

**NOW THEREFORE BE IT RESOLVED**, that the Township of Berkeley Heights, resolves to take the following steps with regard to our municipal land-use decisions with the intent of making Berkeley Heights a truly sustainable community. It is our intent to include these principles in the next master plan revision and then to update our zoning as necessary.

**I. Facilities Siting-** *We pledge*, to the extent feasible, to take into consideration factors such as walkability, bikability, access to transit and proximity to other uses when siting new or relocated municipal facilities. The actions of a municipality when locating their own facilities can set a positive precedent and encourage other public and private sector entities to consider sustainable land use considerations into account when locating their own facilities.

**II. Housing Variety-** *We pledge*, through the use of our zoning and revenue generation powers, to enable a diverse mix of housing types to meet the needs of people from all ages and walks of life. A variety of housing options, from single family homes to one-bedroom apartments, including housing affordable to people with low, moderate and middle incomes, is vital to allow residents to live and work in a municipality through various stages of their lives.

**III. Natural Resource Preservation-** *We pledge* to preserve open space and create recreational opportunities within our municipality. As the most densely populated state in the nation, open space in New Jersey is at a premium. Preserving what is left of our open space, for its ecological and recreational value, is critical for a sustainable future. **FURTHER**, *we pledge* to update our existing Natural Resources Inventory and to periodically review it and revise it as necessary in the future and to protect and preserve environmentally sensitive areas including flood plains, recharge areas, wetlands, steep slopes, rock outcrops and concentrations of hardwood forested areas. We also pledge to protect and restore the riparian forest buffer along the Passaic River, to minimize, to the extent practical, any increase in stormwater runoff from future development, and to prevent, to the greatest extent feasible, an increase in nonpoint pollution.

**IV. Transportation Choices-** *We pledge* to create transportation choices within our municipality by considering all modes of transportation, including walking, biking, transit and automobiles, when planning transportation projects. Given that emissions from transportation, mainly passenger cars, make up the largest share of the state's carbon footprint, creating transportation alternatives at the local level is critical to reducing the state's overall carbon footprint.

**V. Mix of Uses-** *We pledge* to use our zoning power where possible to encourage mixed use, sustainable development that incorporates compact and "green" building design, with adequate transportation options to reduce reliance on cars. Development is not needed in every municipality. But where development makes sense, land-use patterns that segregate uses such as commercial and residential create an environment where the only feasible mode of transportation is the automobile. Allowing for a mix of compatible land uses, residential units above retail stores for example, can help reduce the necessity of driving by allowing people to walk to various destinations.

**VI. Green Design-** *We pledge* to incorporate the principles of green design and renewable energy generation when updating our site plan and subdivision requirements. Green design strategies not only improve the environmental performance of buildings but lessen the impact of those buildings on the surrounding environment. Such strategies include energy efficiency, water conservation, indoor environmental quality, use of recycled renewable materials, construction waste reduction, reduced auto use, tree preservation, native planting, and avoidance of environmentally sensitive features.

**VII. Regional Cooperation-** *We pledge* to reach out to administrations of our neighboring municipalities concerning land-use decisions, and to take into consideration their concerns when making regional level land-use decisions. Local land-use decisions can often have regional impacts, even though they are decided exclusively by one municipality. For example, a large mall built in one municipality can affect traffic and retail opportunities in neighboring towns.

**VIII. Downtown Business District-** *We pledge* to revitalize the Downtown Business District in a more pedestrian and environmentally friendly way through the planting of street trees and the addition of street furniture such as trash receptacles, benches and bike racks, and to improve pedestrian mobility by providing safe and well lit pathways among the uses, including the train station.

**Approved this 8<sup>th</sup> day of September, 2009.**

**ATTEST:**

*Patricia Rapach*  
 Patricia A. Rapach  
 Township Clerk

| ROLL CALL:  | AYE | NAY | ABSTAIN | ABSENT |
|-------------|-----|-----|---------|--------|
| BATTAGLIA   | ✓   |     |         |        |
| BONACCI     | ✓   |     |         |        |
| BRUNO       | ✓   |     |         |        |
| DIPASQUALE  |     |     |         | ✓      |
| NELSON      |     |     |         | ✓      |
| PERNA       | ✓   |     |         |        |
| TIE:        |     |     |         |        |
| MAYOR COHEN |     |     |         |        |