

RESOLUTION 2024 – 27

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF
MOUNT ARLINGTON, COUNTY OF MORRIS, STATE OF NEW JERSEY,
ENDORING THE SUSTAINABLE LAND USE PLEDGE**

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

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; and

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

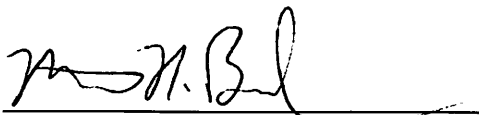
WHEREAS, given New Jersey’s strong tradition of home rule and local authority over planning and zoning, achieving a statewide sustainable land-use pattern will require municipalities to take the lead.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Mount Arlington, County of Morris, State of New Jersey, resolve to take the following steps with regard to our municipal land-use decisions with the intent of making Mount Arlington a truly sustainable community. It is our intent to include these principles in the next master plan revision and to update our zoning accordingly.

1. **Facilities Siting:** We pledge to the extent feasible, to take into consideration factors such as walk ability, bike ability, access to transit and proximity to other uses when siting new or relocated municipal facilities. The action 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 when locating their own facilities.
2. **Housing Variety:** We pledge, through the use of our zoning and revenue generation powers, to foster a diverse mix of housing types to meet the needs of people from all ages and walks of life and to allow residents to live and work in a municipality through various states of lives.
3. **Natural Resources 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 premium. Preserving what is left of our open space, for its ecological and recreational value, is critical for a sustainable future. Further, if feasible, we pledge to complete a Natural Resources Inventory to identify and assess the extent of our natural resources and link natural resource management and protection to carry capacity analysis and land use planning and zoning.

4. **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 of the state's carbon footprint, creating transportation alternatives at the local level is critical to reducing the state's overall carbon footprint.
5. **Mix of Uses:** We pledge to use our zoning power to allow for a mix of uses in areas that make the most sense for our municipality and the region. 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
6. **Green Design:** We pledge to incorporate the principles of green design and renewable energy generation when updating our site land 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.
7. **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 discussions can often have regional impact, even though they are decided exclusively by one municipality. For example, a large mall built in one municipality can affect the traffic and real opportunities in neighboring towns.
8. **Parking Regulations:** We pledge to reevaluate our parking requirements with the goal of limiting the amount of required parking spaces and promoting shared parking. In areas where walking, biking and transit are possible, stringent parking requirements can hinder the goal of creating vibrant centers that have a critical mass of people to support local arts, shopping and other services. Flexible parking requirements decrease the amount of land dedicated to parking lots, storm water runoff, land clearing, and heat island effects, while promoting transportation alternatives to individual automobile use. Evaluate areas to install safe and secure bicycle parking. Evaluate parking revenues, where fees for parking maybe implemented or needs to be implemented.

I HEREBY CERTIFY this to be a true and correct Resolution of the Mayor and Borough Council of the Borough of Mount Arlington, and adopted on January 2, 2024.


Matthew N. Bansch, Borough Clerk