

INTEROFFICE MEMORANDUM

TO: Planning Board Members
Board of Adjustment Members
Environmental Commission Members
Green Team Volunteers
Design Review Advisory Committee Members

FROM: Matthew Cavallo, Township Administrator

CC: Maureen Mitchell, Secretary, Planning and BOA

DATE: May 20, 2022

RE: PERIODIC REMINDER OF THE TOWNSHIP OF WYCKOFF'S LAND USE PLEDGE

The Township of Wyckoff participates in the Sustainable Jersey Certification Program. As a component of that program, the Township Committee of the Township of Wyckoff re-adopted the attached resolution 22- 180 which reflects a land use pledge that defines the policy,

“THAT MUNICIPAL LAND USE DECISIONS WILL BE PURSUED WITH THE INTENT OF MAKING THE TOWNSHIP OF WYCKOFF A TRULY ENVIRONMENTALLY SUSTAINABLE COMMUNITY.”

The attached pledge is provided as a reminder of our municipal policy of pursuing environmental sustainability considerations and measures in our land use review and decision making.

Any questions, please feel free to contact me.



Matthew Cavallo
Township Administrator

MC: dc
Cc: Township Committee
Robert E. Landel, Township Attorney
Joseph Perconti, Attorney, Planning Board
David Becker, Attorney, Board of Adjustment

Nancy A. Bon
MUNICIPAL CLERK

TOWNSHIP OF WYCKOFF
COUNTY OF BERGEN
STATE OF NEW JERSEY
RESOLUTION #22-180

INTRODUCED: *Rubenstein*

SECONDED: *Madigan*

MEETING DATE: May 10, 2022

REFERENCE: Land Use Pledge Resolution
Required for Participation in
the 2022 Sustainable NJ
Program

VOTE: MADIGAN ✓ MELCHIONNE ✓ RUBENSTEIN ✓ SHANLEY ✓ BOONSTRA ✓

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

WHEREAS, inappropriate land-use decisions may lead to an increase in societal ills such as decreased mobility, higher than usual housing costs, increased greenhouse gas emissions, loss of established open space, smaller residential yards, and the degradation of natural resources; and

WHEREAS, well-planned land use can create transportation choices, provide for a range of housing options, create walkable communities, preserve open space, assist in meeting the needs of recreation space and allow for the continued protection and use of vital natural resources; and

WHEREAS, given New Jersey's tradition of home rule and local authority over planning and zoning, subject to the Municipal Land Use Law, achieving a statewide sustainable land use pattern will require municipalities to embrace sustainability.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Wyckoff, County of Bergen, State of New Jersey, that the following steps concerning our municipal land-use decisions will be pursued with the intent of making the Township of Wyckoff a genuinely sustainable community. We intend to include these principles, where feasible, in the next master plan revision or re-examination report and to pursue such principles in our land-use zoning, natural resource protection, and other ordinances where feasible and consistent with the values of the township.

Regional Cooperation - We pledge to continue to reach out to administrations of our neighboring municipalities concerning land-use decisions and take into consideration regional impacts when making land-use decisions where permitted by the Municipal Land Use Law.

Transportation Choices - We pledge to promote transportation choices, considering all modes of transportation, including walking, biking, transit, and automobiles, when planning transportation projects and to review development applications. We will continue to evaluate our parking to ensure adequate parking spaces while promoting shared parking and other innovative parking alternatives and encouraging parking alternatives where appropriate.

Natural Resource Protection - We pledge to take all feasible steps to protect the natural resources of the State for environmental, recreational, and agricultural value, avoiding or mitigating adverse impacts on these resources. When feasible, we will seek to utilize our updated Environmental Resource Inventory to assess our natural resources to link natural resource management and protection to land-use and open space planning.

Mix of Land Uses - We pledge to use our zoning power to allow for a combination of residential, retail, commercial, recreational, and other land use types in areas that we determine to make the most sense for our municipality and the region.

Housing Options - We pledge, through the use of our zoning and revenue-generating powers, to foster a mix of housing types and locations, which we believe represent the character of the Township of Wyckoff, to meet the needs of all people at a range of income levels.

Green Design - We pledge to incorporate the principles of green design and renewable energy generation into municipal buildings to the extent feasible and when updating our site plan and subdivision requirements for residential and commercial buildings. To create a more sustainable community, our Green Buildings Policy encourages opportunities to consider green building measures in the design, construction, operation, and maintenance of our municipal buildings and facilities when practical.

Municipal Facilities Siting - We pledge, to the extent feasible, to consider factors such as suitability for walking and biking, greater access to public transit, proximity to other land-use types, and proximity to open space when locating new or relocated municipal facilities.

CERTIFICATION

I, NANCY A. BROWN, MUNICIPAL CLERK OF THE TOWNSHIP OF WYCKOFF, CERTIFY THE ATTACHED RESOLUTION TO BE A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE TOWNSHIP COMMITTEE ON MAY 10, 2022.



NANCY A. BROWN
MUNICIPAL CLERK