

**TOWNSHIP OF WYCKOFF  
TOWNSHIP COMMITTEE REGULAR MEETING  
MUNICIPAL COURT ROOM  
TUESDAY APRIL 26, 2011  
#11-147 Land Use Pledge Resolution**

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 with regard to our municipal land-use decisions will be pursued with the intent of making the Township of Wyckoff a truly sustainable community. It is our intent 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 values of the township.

Regional Cooperation - We pledge to continue to reach out to administrations of our neighboring municipalities concerning land-use decisions, and to 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 reviewing development applications. We will continue to evaluate our parking with the goal of ensuring 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 negative impacts to these resources. We will seek to update our Natural Resources Inventory when feasible to update and assess the extent of our natural resources, and 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 mix of residential, retail, commercial, recreational and other land use types in areas that we determine 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  
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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.

Municipal Facilities Siting - We pledge, to the extent feasible, to take into consideration factors such as walkability, bikability, greater access to public transit, proximity to other land-use types, and proximity to open space when locating new or relocated municipal facilities.

MOTION : Scanlan SECOND: DePhillips

VOTE: DEPHILLIPS Yes BOONSTRA Yes MADIGAN Yes

SCANLAN Yes ROONEY Yes