

EXPLANATION: This Resolution authorizes the Mayor and Township Committee to renew the sustainable land use pledge for Bedminster Township.

BEDMINSTER TOWNSHIP

RESOLUTION NO. 2014-052

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 issues 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 walkable communities, preserve open space, reduce sprawl, provide for smart growth in appropriate locations, provide for adequate recreation, and allow for the continued protection and 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, we, the Township of Bedminster, resolve to take the following steps with regard to our municipal land-use decisions with the intent of making Bedminster a truly sustainable community.

Regional Cooperation - We pledge to reach out to administrations of our neighboring municipalities concerning land-use decisions, and to take into consideration regional impacts when land-use decisions have regional significance. Local land-use decisions can often have regional implications, even though they are decided exclusively by one municipality. For example, a large development built in one municipality can affect traffic, the economy, and the environment in neighboring towns.

Transportation Choices - We pledge to create transportation choices by considering all modes of transportation, including walking, biking, transit, and automobiles when planning transportation projects and reviewing development applications. We pledge to continue our sidewalk and Hike and Bike Path plans to continue Bedminster's commitment to creating transportation alternatives. We will continue to reevaluate our parking requirements with the goal of limiting the amount of required parking spaces, promoting shared parking, and other innovative parking alternatives. We further pledge to continue using this approach in evaluating land use applications, as Bedminster is already doing.

Natural Resource Protection - We pledge to continue to take action to protect the natural resources of the State for environmental, recreational and agricultural value, and to avoid or mitigate negative impacts to these resources. Bedminster Township's completion of a Natural Resources Inventory (NRI) in December 2009 is part of the Township's ongoing commitment to identify and assess the extent of our natural resources and to link natural resource management and protection to carrying capacity analysis, land-use, and open space planning. We further pledge to periodically review and update the NRI as needed to guide Bedminster Township's preservation and land management plans.

Mix of Land Uses – Development is not needed in every municipality or across an entire municipality. Where development makes sense, land use patterns that segregate uses such as commercial and residential create an environment in which the automobile is the only feasible means of transportation. Such land use patterns contribute to sprawl, pollution, and other adverse effects. Therefore, the Township of Bedminster pledges to use its

zoning power to allow for a mix of residential, retail, commercial, recreational and other land use types in areas that make the most sense for our municipality and the region, particularly in town center areas. Bedminster Township’s existing Planned Unit Development, Village Neighborhood, and other mixed-use zones highlight the Township’s historic and ongoing commitment to this issue.

Housing Options - We pledge, through the use of our zoning and revenue generating powers, to foster and maintain Bedminster Township’s already diverse mix of housing types, including single- and multi-family, for-sale and rental options, to meet the needs of people at a wide range of income levels, from all ages and walks of life.

Green Design - We pledge to further incorporate additional 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. Bedminster Township is proud to have begun incorporating this principle into our land use review documentation and process.

Municipal Facilities Citing - We pledge, to the extent feasible, to continue Bedminster Township’s existing programs to take into consideration factors such as walkability, bikability, greater access to public transit, proximity to other land-use types, open space, and use of renewable energy sources, such as geothermal, when locating new or relocated municipal facilities. Such actions can serve as an example to the community and encourage other private and public organizations to do the same.

ATTEST: BEDMINSTER TOWNSHIP COMMITTEE

By: _____ By: _____

Judith A. Sullivan, RMC/CMR
Township Clerk

Steven E. Parker
Mayor

CERTIFICATION

I, Judith A. Sullivan, Township Clerk of the Township of Bedminster, County of Somerset, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a Resolution adopted by the Township Committee at a Regular Meeting of said Committee held on April 7, 2014.

Introduced	Seconded	Township Committee	Aye	Nay	Abstain	Absent
		Steven E. Parker, Mayor				
		Bernie Pane				
		Carolyn Freeman				
		Lawrence F. Jacobs				
		Staci Santucci				