



Borough of Oakland  
Bergen County, New Jersey

**Resolution 17-232**  
**Sustainable Land Use Pledge**

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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 walkable communities, preserve open space, 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, the Mayor and Council of the Borough of Oakland resolve to take the following steps regarding municipal land-use decisions with the intent of making the Borough of Oakland a truly sustainable community. It is the Borough intent to include these principles in the next master plan revision and re-examination report and to update our land-use zoning, natural resource protection, and other ordinances accordingly:

Regional Cooperation – Oakland pledge 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.

Transportation Choices – Oakland pledges to create transportation choices with a Complete Streets approach by considering all modes of transportation, including walking, biking, transit and automobiles, when planning transportation projects and reviewing development applications. Oakland will reevaluate parking with the goal of limiting the amount of required parking spaces, promoting shared parking and other innovative parking alternatives, and encouraging structured parking alternatives where appropriate.

Natural Resource Protection – Oakland pledges to take action to protect the natural resources of the State for environmental, recreational and agricultural value, avoiding or mitigating negative impacts to these resources. Further, Oakland pledges to complete a Natural Resources Inventory when feasible to identify and assess the extent of natural resources and to link natural

resource management and protection to carrying capacity analysis, land-use and open space planning.

Mix of Land Uses – Oakland pledges to use 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 Oakland and the region, particularly in downtown and town center areas.

Housing Options – Oakland pledges, through the use of zoning and revenue generating powers, to foster a diverse mix of housing types and locations, including single and multi-family, for-sale and rental options, to meet the needs of all people at a range of income levels.

Green Design – Oakland pledges to incorporate the principles of green design and renewable energy generation into municipal buildings to the extent feasible and when updating site plan and subdivision requirements for residential and commercial buildings.

Municipal Facilities Siting – Oakland pledges, 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 open space when locating new or relocated municipal facilities.

BE IT FURTHER RESOLVED that the Borough Clerk be and she is authorized and directed to maintain a copy of this Resolution in office of the Borough Clerk, for public inspection, pursuant to law.

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LINDA H. SCHWAGER, MAYOR

ATTEST:

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LISA M. DUNCAN, BOROUGH CLERK

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Date Adopted

	Motion	Second	Ayes	Nays	Abstain	Absent
Biale						
Coira						
Knapp						
Kulmala						
Talamini						
Visconti						
Mayor Schwager						