

**RESOLUTION OF THE CITY OF GLOUCESTER CITY**  
**County of Camden, State of New Jersey**  
**#R164 -2022**

**RESOLUTION REGARDING 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 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** by the Mayor and Common Council of the City of Gloucester, County of Camden and State of New Jersey as follows:

1. The provisions of the **WHEREAS** clauses set forth above are incorporated herein by reference and made a part hereof.
2. The City of Gloucester shall take all necessary steps to comport the City's municipal land use decisions with the intent of making Gloucester City a truly sustainable community with the intention to include these principles in the any master plan revision and reexamination report and to update our land-use zoning, natural resource protection, and other ordinances accordingly:
  - a. Facilities Siting: Mayor and Common Council ("Governing Body") hereby pledges, to the extent feasible and legally permissible, to take into consideration factors such as access to transit, walkability and bike ability, and proximity to other uses when siting new or relocated municipal facilities. The actions of a City when locating its own facilities can set a positive precedent and encourage other public and private sector entities to take into account sustainable land use considerations when locating their own facilities.
  - b. Housing Variety: The Governing Body pledges, 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. A variety of housing options from single family homes to one-bedroom apartments, including housing affordable to people with low, moderate, and middle

incomes is vital to allow residents to live and work in a municipality through various stages of their lives.


- c. Natural Resource Preservation: The Governing Body pledges to preserve open space and create recreational opportunities within our municipality, to the extent feasible. As the most densely populated state in the nation, open space in New Jersey is at a 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 the City's natural resources, and to link natural resource management and protection to carrying capacity analysis and land use planning and zoning.
- d. Transportation Choices: The Governing Body pledges to create transportation choices within our City 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 share of the state's carbon footprint, creating transportation alternatives at the local level is critical to reducing the state's overall carbon footprint.
- e. Mix of Uses: The Governing Body pledges 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.
- f. Green Design: To the extent feasible and legally permissible, we pledge to incorporate the principles of green design and renewable energy generation when updating our site plan 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 or renewable materials, construction waste reduction, reduced auto use, tree preservation, native planting, and avoidance of environmentally sensitive features.
- g. Regional Cooperation: We pledge to reach out to neighboring municipalities concerning land use regulations, and to take into consideration their concerns when considering regional level zoning ordinances and regulations. Local land use regulations can often have regional impacts, even though they are determined exclusively by one municipality.

- h. Parking Regulations: The Governing Body pledges to review and reevaluate our parking regulations and requirements, with the goal of reducing, to the extent feasible and legally permissible, the amount of required parking spaces for development projects in the City, 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. We further pledge to evaluate areas to install safe and secure bicycle parking and to evaluate parking revenues including areas where fees for parking may or should be implemented.

  
Dayl R. Baile, Mayor  
City of Gloucester City

**CERTIFICATION**

I hereby certify this is a true and exact copy of a resolution adopted by the Mayor and Common Council of the City of Gloucester this July 28, 2022.

  
Vanessa L. Little, Registered City Clerk