

Resolution of the City of Jersey City, N.J.

City Clerk File No. Res. 11-168

Agenda No. 10.K

Approved: MAR 23 2011

TITLE:



RESOLUTION OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY PLEDGING SUPPORT AND IMPLEMENTATION OF SUSTAINABLE LAND USE PRACTICES

WHEREAS, the City of Jersey City is committed to the continued improvement of our land use practices and planning policies and will diligently pursue refining the balance between economic, environmental and social needs in order to provide the highest possible quality of life for all inhabitants and visitors of our City; and

WHEREAS, the City pledges to promote the principles of smart growth, implement green building design, require the construction of a range of housing choices and densities, implement the creation of walkable neighborhoods, encourage the expansion and use of mass transit and sustainable transportation choices, and seek the preservation and protection of open space that can be used for ecological, recreational and agricultural purposes; and

WHEREAS, this resolution reflects the City of Jersey City's commitment to sustainable land use practices and many other City policies that endeavor to insure that our direction forward is one that embodies changes toward a more sustainable approach to healthy lifestyles, reduced consumption, environmental stewardship, and education; and

WHEREAS, until recently, *Green* was seen as an alternative. Now, it is synonymous with what it means to design and live responsibly; and

WHEREAS, more and more people of Jersey City are growing vegetables and buying local produce in farmers markets. They are choosing to recycle and reduce consumption. The City seeks to support these trends and make these more sustainable options readily available to them throughout the community; and

WHEREAS, we seek to empower people with City sponsored and community based environmental initiatives and to give them the tools they need to make effective choices; and

WHEREAS, we seek to implement local change at all levels of society. We are hopeful that it will spread and lead to meaningful global contributions of environmental stewardship; and

WHEREAS, we have found that many existing sustainable practices of the City have been refined and many more implemented as a result of our participation in the Sustainable Jersey Certification Initiative underway;

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NOW THEREFORE BE IT RESOLVED THAT, the City of Jersey City resolves to take the following steps regarding land use and environmental policy to become a model sustainable community, **AND FURTHER RESOLVES THAT**, these principles be included in the next master plan revision and reexamination report, zoning ordinance update, natural resource inventory, and other appropriate ordinances in order to achieve the following goals:

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 making land-use decisions.

- Currently underway is a Connectivity Study between Jersey City and the City of Hoboken. It was initiated by both Cities to coordinate the redevelopment plans located on the boundary of each and to identify recommendations to improve the connectivity of the street grid between them, with the lofty goal of reversing over 100 year of disconnected planning.

Transportation Choices - We pledge to create transportation choices with a Complete Streets approach by considering all modes of transportation, including; walking, biking, mass transit and automobiles, when planning transportation projects and reviewing development applications. We will reevaluate our 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.

- The Jersey City Planning Board recently adopted an award winning complete Streets Master Plan Circulation Element, known as *Jersey City Mobility 2050*. It will guide the formation of policy and investment in the City's multi-modal transportation network, including light rail, PATH, bus, ferry, jitney, bicycle facilities, sidewalks and roadways, in order to meet current needs and to support anticipated redevelopment.
- The Land Development Ordinance and redevelopment plans of the City already have restrictions on parking. Some are as follows: Maximum Parking limitations on new development instead on Minimums; permitting and sometimes requiring shared parking usage, even between different properties; accommodating and sometimes requiring the use of car sharing services, such as Zip Car or Hertz; requiring bike parking and storage; and structured parking. There are some districts throughout the City where surface parking is prohibited and the garage structure must be completely ringed with and hidden by the principal use.

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Natural Resource Protection - We pledge 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, we pledge to complete a Natural Resources Inventory when feasible 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.

- The City of Jersey City has launched a city-wide Agriculture Initiative that incorporates community gardens, school gardens and environmental clubs, local colleges, food cooperatives, community supported agriculture, and farmers market to create a cohesive network of partners that will equalize food security and access for all Jersey City residents. It will also foster environmental education, health education, community building, and economic and environmental revitalization. All of the partners and the efforts of the Agriculture Initiative will be connected through Green Maps, an online Google Maps based community, where residents and participants alike will be able to access and share information in a very user friendly and readily available format.
- The City, the redevelopment agency, and community partners has applied for funding to construct and operate two hydroponic greenhouses along with 250 grow boxes adjacent to a neighborhood shopping center and Light Rail Station, in one of Jersey City's most food insecure neighborhoods. Food grown here will be distributed by a local cooperative food group with a special focus on providing fresh produce to local food pantries, banks, senior centers, and low-income housing projects. Additionally, the greenhouses will be used as educational and employment training centers for ex-convicts and students.
- The City will revise and implement innovative zoning regulations for the facilitation of urban agriculture throughout the city.
- The City does and will continue to work with local colleges to expand their urban environmental degree program and make internships available within all aspects of the City agricultural and environmental initiatives. This includes revising the existing Open Space Element of the Master Plan using college GIS classes, college interns, and the Green Map application in partnership with the Planning Department and Environmental Commission.
- The City will prepare a Natural Resources Inventory in collaboration with its Environmental Commission and Planning Department; and will use the database to create recommendations for land use boards and the Land Development Ordinance Master Plan.

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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 make the most sense for our municipality and the region, particularly in downtown and town center areas.

- Jersey City actively pursued and was awarded a Transfer of Development Right Smart Growth Grant from the former Office of State Planning and has been working toward being the first large scale urban center of New Jersey to adopt a TDR Ordinance. The City is under tremendous development pressure and recognizes the value of TDR as a sustainable zoning tool.
- All new zone districts and new redevelopment plans utilize Form Based Zoning and incorporate the principles of New Urbanism. Our zoning permits maximum flexibility by allowing varied land uses to be mixed throughout the new zone, but it requires the new development to incorporate ground floor retail, public streets, and public open spaces as required project components in specific locations.

Housing Options - We pledge, through the use of our 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.

- The City of Jersey City has a diverse collection of housing types and affordability levels. We intend to continue with this diversity moving forward.

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.

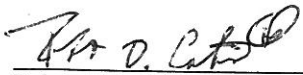
- The City currently has a green ordinance to expedite permitting for all building that have characteristics or components that minimize their environmental impact and has been successful in obtaining innovative building components as a result.
- As zoning standards are revised for different zones or redevelopment areas of the City, new design and construction practices, within the jurisdiction of a zoning document, that reduce or eliminate the negative impact of buildings and development on the environment and occupants are incorporated.
- The City is currently seeking partnership with Rutgers Center for Green Building to allow their Model Green Buildings Manual to be tested on several of the new privately developed waterfront mixed use projects.

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

- Recent municipal facilities have been within existing walkable neighborhoods served by mass transit. They are also designed to be LEEDS compliant. The City has retained a LEEDS certified architect to evaluate and design all new municipal facilities to insure compliance.


 Robert D. Cotter, Planning Director
 Division of City Planning

APPROVED: _____

APPROVED AS TO LEGAL FORM

APPROVED: 
 Business Administrator


 Corporation Counsel

Certification Required
 Not Required

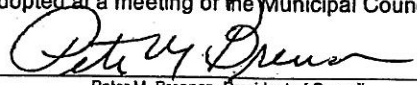
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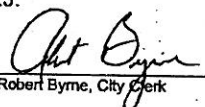
RECORD OF COUNCIL VOTE ON FINAL PASSAGE											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
SOTTOLANO	✓			GAUGHAN	✓			AHMAD	✓		
DONNELLY	✓			FULOP	✓			VELAZQUEZ	✓		
LOPEZ	✓			RICHARDSON	✓			BRENNAN, PRES	✓		

✓ Indicates Vote

N.V.-Not Voting (Abstain)

Adopted at a meeting of the Municipal Council of the City of Jersey City N.J.


 Peter M. Brennan, President of Council


 Robert Byrne, City Clerk