

March 10, 2011

**RESOLUTION #71-2011**  
**BOROUGH OF HIGH BRIDGE**  
**COUNTY OF HUNTERDON, STATE OF NEW JERSEY**

**Sustainable Land Use Pledge Resolution**

**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 walking space, 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;

**WHEREAS**, the Borough Council of the Borough of High Bridge wants to begin the process of focusing on "Green" issues by choosing the two following mandatory actions: the Sustainable Land Use Pledge and the Natural Resource Inventory.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of High Bridge, in the County of Hunterdon and in the State of New Jersey as follows:

The **Borough of High Bridge** resolves to take the following steps with regard to our municipal land use decisions with the intent of making **High Bridge** a truly sustainable community. It is our intent to include these principles in the next master plan revision and re-examination report. It is also our plan to update our land-use zoning, natural resource protection, and other ordinances accordingly.

**REGIONAL COOPERATION** - We pledge to reach out, as needed, to Clinton and Lebanon Townships, the NJ Water Supply Authority, and the Department of Environmental Protection (DEP) for our land use decisions. We also will take into consideration regional impacts to these townships and organizations.

**TRANSPORTATION CHOICES** – As the Borough is approximately two square miles, we pledge to continue to promote safe walk-ability and more convenient access to housing, jobs, and amenities. Our goal is to reduce dependence on cars by allowing people to use other modes of transportation and reduce car trip frequency. We pledge to study the feasibility for additional walking, biking, bus, and train, as well as automobile travel.

We will maintain borough paths to the TISCO complex, from Solitude House to the Nassau Trail, and our connection to Clinton Township trail at Beaver Brook. We will support any opportunities to create additional paths throughout the borough. We will study the feasibility of creating a path from the Commons to Main Street.

*As funds allow*, we will do the following. We will strive to incorporate biking/walking paths along any new or upgraded road construction in the Borough and review them according to HART standards. We will explore designing a biking/walking route from the High Bridge Golf Course to the Commons Park. We will oversee the maintenance of Borough-owned sidewalks for pedestrian safety. We will look into implementing the recommendations of the HART Safe Route to School study.

We will encourage residents and visitors to take advantage of our other transportation choices, such as NJ Transit train and Hunterdon County LINK bus services. We will keep the free daytime parking spaces that currently exist in High Bridge. All the above promotes shared parking within the borough and reduces the need to change more land into parking area.

**NATURAL RESOURCE PROTECTION** – We pledge to take action to protect and avoid or lessen negative impact to the natural resources of our Borough. These resources include all of our Green Acres properties and watershed areas: Lake Solitude and the South Branch of the Raritan River. The borough,

county and state have preserved more than 350 acres of open space in High Bridge from potential urban development and protection of watershed. Our borough-appointed committees oversee preserved open space areas, thus taking full advantage of their environmental and recreational value. We will continue to link our borough's preservation and management efforts to the state's open space and land use ordinances and be in accordance with the Highlands Regulations.

**MIX OF LAND USES** – We pledge to continue zoning practices which will keep Main Street as a mixture of retail and rental housing options. We will also encourage our businesses to locate throughout the borough, in accordance with borough zoning ordinances.

**HOUSING OPTIONS** – We pledge to continue to allow zoning for a diverse mix of housing types and locations, which range from 200-year-old homes to those recently built. The borough contains houses on secluded wooded lots, on streets with or without sidewalks, condominiums and apartments. These homes include single- and multi-family, for-sale and rentals, affordable to households at a range of income levels. We will strive to enable residents to be able to live in High Bridge throughout their lives.

**GREEN DESIGN** – We pledge to incorporate, where economically feasible, the principles of green design and renewable energy generation for existing and planned municipal buildings. We will explore alternative energy sources for these buildings as well. We will continue to repair and maintain historic facilities, as funds allow, and seek grants to support these efforts.

We will also pledge to continue with our curbside recycling every two weeks, as well as seasonal Christmas trees, leaves and tree branch pick up. In addition, we will continue to support smaller recycling drives such as electronics. We will also continue to advise residents of these efforts via our borough newsletter and web site.

We have recently created a Tree Board, charged by resolution, to advise the Borough on tree-related activities. Our Planning Board and Environmental Committee reviews land use on environmentally sensitive land. We continue to pursue hydro-electric options for the Solitude Dam. For future planning, we will take into consideration environmentally-sensitive landscape features and historically important properties.

**MUNICIPAL FACILITIES** – We pledge, to the extent environmentally and financially feasible, to consider factors such as walk-ability, bike-ability, access to our train station, and open space when creating new or relocating municipal facilities.

To reiterate, all the above pledges are contingent upon funding.

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Mark Desire, Mayor

ATTEST:

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Diane L. Seals, Municipal Clerk, RMC

#### **CERTIFICATION**

I, Diane L. Seals, Municipal Clerk, hereby certify that this resolution was duly adopted by the Borough of High Bridge Common Council at a meeting duly held on the 10th day of March, 2011; that this resolution has not been amended or repealed; and that it remains in full force and effect as of the date I have subscribed my signature.

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Diane L. Seals, Municipal Clerk, RMC