



BOROUGH OF HIGHLANDS  
COUNTY OF MONMOUTH

**RESOLUTION 25-069**  
**PLEDGING SUSTAINABLE LAND USE**

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

1. **Regional Cooperation** – We pledge to reach out to administrations of neighboring municipalities concerning land-use decisions, and to take into consideration regional impacts when making land-use decisions.
2. **Transportation Choices** – We pledge 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. Highlands 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.
3. **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 Highlands will 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.

4. **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 the municipality and the region, particularly in downtown and town center areas.
5. **Housing Options** – We pledge, 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.
6. **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 a site plan and subdivision requirements for residential and commercial buildings.
7. **Municipal Facilities Siting** – We pledge, to the extent feasible, to take into consideration factors such as walkability, bikeability, greater access to public transit, proximity to other land-use types, and open space when locating new or relocated municipal facilities.

Motion to Approve R 25-069:

	INTRODUCED	SECOND	AYE	NAY	ABSTAIN	ABSENT
CERVANTES			X			
CHELAK			X			
MELNYK			X			
OLSZEWSKI		X	X			
BROULLON	X		X			

This is a Certified True copy of the Original Resolution on file in the Municipal Clerk's Office.

DATE OF VOTE: March 5, 2025

  
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 Nancy Tran, Municipal Clerk  
 Borough of Highlands