

RESOLUTION
City of Union City
Planning Board
In the Matter of the 2018 Master Plan Re-Examination Report

WHEREAS, the Planning Board of the City of Union City, a municipal corporation and body politic of the State of New Jersey, situated within the County of Hudson, has undertaken a re-examination of the Master Plan of the City of Union City and a comprehensive Land Development Ordinance pursuant to the provisions of the New Jersey Municipal Land Use Law; and

WHEREAS, the Planning Board had authorized the firm of Heyer, Gruel & Associates of Red Bank , NJ to prepare such a Master Plan Re-Examination Report and a comprehensive Land Development Ordinance ; and

WHEREAS, the Planning Board has received preliminary drafts and conducted its own initial review of the proposed Master Plan Re-Examination Report and a comprehensive Land Development Ordinance; and

WHEREAS, subsequent thereto, the Planning Board issued public notice in several newspapers of general circulation, including the Jersey Journal, as well as sending notice to the municipal clerks of adjacent municipalities and to the Hudson County Planning Board, and conducted a public hearing on the proposed Re-Examination Report on Tuesday, March 6, 2018; as well as the aforementioned comprehensive Land Development Ordinance in which a public hearing was held on April 24, 2018 (with proper notice); and

WHEREAS, at said hearing testimony was heard from Susan S. Gruel PP and M. Mckinley Mertz, AICA PP, in support of the report; and

WHEREAS, Ms. Gruel and Mertz., being sworn and qualified, proceeded to review the contents of the Re-Examination Report dated February 2018, which included the following items:

1. An overall executive summary reviewing various issues of concerns and objectives regarding land use development in the City related to the April 2009 Master Plan;
2. Overall population growth, employment and existing land uses;
3. The impact of density and its effect family character of the City;
4. The impact of redundancies in the City's ordinances; and
5. A series of recommendations for proposed amendments to various land use development ordinances of the City, as well as recommendations for amendments to control large scale development; and

WHEREAS, said comprehensive Land Development Ordinance was consistent and in support of the Re-Examination Report presented on Tuesday, March 6, 2018.

WHEREAS, in her testimony Ms. Mertz noted that some of the rezoning should include putting residential zones under "one umbrella" so to allow for single, two and three family (maximum) structure on twenty-five by one hundred foot lots; and

WHEREAS, Ms. Mertz also noted a recommendation to revise existing residential zoning to allow for a maximum of four floors while requiring garage parking to eliminate the likelihood of illegal ground floor apartments; and

WHEREAS, Ms. Mertz also recommended the merging of commercial zones into new zones commonly referred to as community neighborhood zones with the intent of lowering density; and

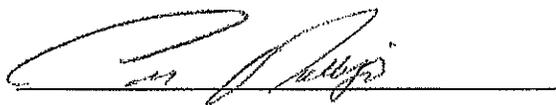
WHEREAS, Ms. Mertz also discussed the desire of the City to bring ride sharing services and jitney buses more under control under this examination; and to improve pedestrian and motor vehicle safety, improve traffic flow and availability of parking.

WHEREAS, members of the public were afforded an opportunity to testify or ask any questions with regard to the report at the aforesaid hearing.

NOW THEREFORE, BE IT RESOLVED by the Planning Board of the City of Union City that it hereby has reviewed and recommends comprehensive Land Development Ordinance presented to the Union City Planning Board presented on April 24, 2018 prepared on its behalf pursuant to the provisions of the New Jersey Municipal Land Use Law and determined to be consistent with Re-Examination Report presented on Tuesday, March 6, 2018 and recommends to the Union City Board of Commissioners they adopt the aforesaid ordinance; and

BE IT FURTHER RESOLVED by the Planning Board that the Board Secretary is hereby directed to forward copies of this resolution to the City Clerk of the City of Union City for distribution to the Mayor and Board of Commissioners, and that a copy be sent to the Secretary to the Hudson County Planning Board. Notice of this adoption this resolution shall be published in the official newspapers of this Board and copies of both this resolution and the notice of adoption shall be sent to the municipal clerks of each adjacent municipality. Copies of this adopted resolution shall be made available for public inspection & reproduction in the office of the City Clerk during normal business hours, and a copy of the comprehensive Land Development Ordinance shall also be made available on the City Website.

The undersigned secretary certifies the within resolution was adopted by this Board and memorialized herein pursuant to N.J.S.A. 40:55D-10(g) on April 24, 2018.

A handwritten signature in black ink, appearing to be "C. P. [unclear]", is written over a horizontal line.

DATE: May 22, 2018

FOR: 6

AGAINST: 0

ABSTAIN: 0

Board Member(s) Eligible to Vote:
