

**TOWNSHIP OF VERONA
COUNTY OF ESSEX, STATE OF NEW JERSEY**

RESOLUTION No. 2024-058

A motion was made by Councilman Roman; seconded by Mayor Tamburro that the following resolution be adopted:

OPPOSING SENATE Bill S2347

WHEREAS, the intent of Senate Bill S2347 is to provide for the creation of accessory dwelling units in single-family and two-family residential zones to expand New Jersey's rental housing stock in an alleged attempt to help meet current and future housing demand; and

WHEREAS, S2347 as drafted provides that no local zoning regulation shall restrict the ability of a property owner to develop an accessory dwelling unit consistent with the provisions of S2347; and

WHEREAS, S2347 fails to recognize that such a sweeping change to the Township's Zoning will dramatically impact the Township's ability to provide essential public services; and

WHEREAS, if S2347 is approved and is successful in increasing the density of single-family and two family residential zones in the Township the additional density will increase calls for service for police, fire, and first aid squads without providing the Township with additional revenue to hire the necessary additional staff to cover the increase in services; and

WHEREAS, the Township does not currently have adequate emergency services facilities, (police, fire or first aid) that would allow the Township to increase staffing to address the increase in calls for emergency services that will be created if S2347 is implemented; and

WHEREAS, S2347 fails to recognize that such a sweeping change to the Township's Zoning will dramatically impact the Township's ability to educational services to the additional school age children that will reside in the additional dwelling units S2347 is attempting to force the Township to approve without providing additional revenue to pay for the additional educational services that would be necessary; and

WHEREAS, the Township's schools are already crowded and the additional school age children that will reside in the dwelling units S2347 is attempting to force the Township to approve without providing additional revenue may result in the Township being unable to safely and adequately provide educational services to all Township school aged children based upon current staffing and facility size; and

WHEREAS, if S2347 is approved and is successful in increasing the density of single-family and two family residential zones, the additional density will escalate parking issues by eliminating parking by allowing for garages to be converted to dwelling units without replacing the lost parking and by restricting the additional parking that can be required by the Township for residential lots that increase the number of dwelling units under S2347; and

WHEREAS, if S2347 is approved it will completely alter the character of single-family and two-family neighborhoods by dramatically increasing the density, increasing traffic, and escalating parking issues; and

WHEREAS, S2347 circumvents zoning codes carefully and deliberately adopted by municipal governing bodies who are accountable to their residents for legislating to maintain the desired character of the Township

WHEREAS, if approved S2347 will increase impervious coverage throughout the Township by requiring the Township to approve additional development and thus increase localized flooding in the Township; and

WHEREAS, if approved S2347 will increase the demand on local utilities including the Township operated water and sewerage plants that are already operating at or beyond their

capacity thus the additional density that S2347 is seeking to create has the potential to create severe health, safety and environmental issues; and

WHEREAS, while S2347 has a laudable goal, S2347's attempt to create a one size fits all Statewide zoning amendment to address an alleged housing problem has the potential to create life-threatening public safety issues, educational services disruptions, local utility service disruptions, additional parking issues, an increase in localized flooding and other issues if approved and is successful in increasing the density of single-family and two family residential zones.

NOW, THEREFORE, BE IT RESOLVED by Township Council of the Township of Verona, in the County of Essex, New Jersey that the Township hereby publically opposes S2347 for the reasons stated herein.

BE IT FURTHER RESOLVED, that copies of the resolution be transmitted to all members of the New Jersey State Legislature, the Lieutenant Governor, and the Governor of the State of New Jersey.

ROLL CALL:

AYES: Roman, McEvoy, Tamburro

NAYS: Holland, McGrath

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF VERONA AT A REGULAR MEETING HELD ON MARCH 11, 2024.


JENNIFER KIERNAN
MUNICIPAL CLERK

