

**TOWNSHIP OF CRANFORD  
CRANFORD, NEW JERSEY**

**RESOLUTION NO. 2022-268**

**OPPOSING NEW JERSEY SENATE BILL 2103 PREEMPTING LOCAL ZONING  
REGULATIONS**

**WHEREAS**, in New Jersey, municipal elected officials and land use boards are in the best position to make determinations as to the orderly growth and development of their local communities; and

**WHEREAS**, legislation has been introduced in the New Jersey State Senate (S-2103) to “temporarily preempt local use restrictions” to convert certain office parks and retail centers to mixed-use development, which is not based upon the extensive public process to establish municipal master plans and local zoning plans and regulations; and

**WHEREAS**, the S-2103 as reported by the Senate Community and Urban Affairs Committee would require mixed-use developments to be deemed a permitted use and side-step Municipal Land Use Law (hereafter “MLUL”)’s well established smart growth principles; and

**WHEREAS**, municipalities currently can and have addressed the challenges of a struggling economy with empty office parks and retail centers post-Covid along with a need for housing stock by relying upon the existing statutory framework: rezoning, approving overlay zones, or designating properties for redevelopment; and

**NOW, THEREFORE, BE IT RESOLVED**, that the governing body of the Township of Cranford in Union County urges the Legislature not to move forward with this legislation (S-2103), which would preempt the sound land use principles of the MLUL and negatively impact the Cranford Township community.

**BE IT FURTHER RESOLVED** that a copy of this Resolution is forwarded to Senate President Scutari, Assembly Speaker Coughlin, Governor Murphy, Senator Jon M. Bramnick, Assemblywoman Nancy F. Munoz, Assemblywoman Michele Matsikoudis, the League of Municipalities and New Jersey Conference of Mayors.

Certified to be a true copy of a resolution adopted by the Township Committee of the Township of Cranford at a meeting held June 14, 2022.

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Patricia Donahue, RMC  
Township Clerk

Dated: \_\_\_\_\_