

**BOROUGH OF KINNELON  
RESOLUTION NO. 06.21.2026**

**A RESOLUTION URGING THE NEW JERSEY LEGISLATURE TO  
DEFEAT S-1836 AND OTHER LEGISLATION THAT PREEMPTS  
MUNICIPAL LAND USE AUTHORITY AND LOCAL PLANNING**

**WHEREAS**, municipalities are required to establish a Municipal Master Plan with a combination of mandatory and optional elements including Goals and Objectives, Land Use, Circulation, Housing, Community Facilities, Downtown Economic Development, Historic Preservation, and Sustainability; and

**WHEREAS**, municipalities are also required to reexamine the Municipal Master Plan every ten (10) years to ensure that the Master Plan continues to meet community needs and remains relevant as communities evolve, grow, and change; and

**WHEREAS**, municipalities complete this effort at significant expense and with substantial community input to ensure that their community has a roadmap for future growth and development; and

**WHEREAS**, a municipality is best suited to plan for and understand its community's needs, existing infrastructure, public safety requirements, traffic impacts, community character, and the ability to expand infrastructure to accommodate desired growth; and

**WHEREAS**, there are already numerous mechanisms available under New Jersey law for exceptions and variances to local planning and zoning requirements; and

**WHEREAS**, municipalities throughout New Jersey have been diligently working to comply with the changes outlined in the passage of A-4/S-50 in 2024, which made substantial changes to Fourth Round Affordable Housing obligations; and

**WHEREAS**, affordable housing construction has historically comprised approximately ten percent (10%) to twenty percent (20%) of total residential development, yet municipalities will be required to construct substantially more affordable housing units during the current affordable housing cycle; and

**WHEREAS**, recent legislative proposals that preempt local planning processes by permitting the conversion of underutilized properties into mixed-use developments, reducing parking requirements near transit facilities, permitting Accessory Dwelling Units, and enhancing the ability of religious and nonprofit organizations to develop inclusionary housing undermine the careful planning process established under the Municipal Land Use Law; and

**WHEREAS**, Senate Bill S-1836 is particularly concerning because it requires only twenty percent (20%) of units within a development to be affordable housing while permitting the remaining eighty percent (80%) to be market-rate housing, despite the fact that more than 400 municipalities have already adopted plans to satisfy their Fourth Round Affordable Housing obligations; and

**WHEREAS**, this legislation bypasses local planning for increased density and height, regardless of a municipality's ability to ensure public safety, infrastructure capacity, and quality of life; and

**WHEREAS**, a worthy project could, and should, participate in the local planning and zoning process to engage with the public and allow for appropriate local review; and

**WHEREAS**, S-1836 permits the bypassing of the local planning process, which constitutes an egregious assault on municipal autonomy and local decision-making; and

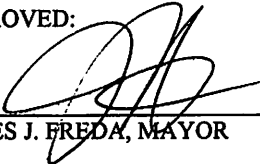
**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Kinnelon, County of Morris, State of New Jersey, that the New Jersey Legislature is hereby urged to defeat S-1836 and similar legislation that denies local autonomy in land use planning and ignores the carefully developed Municipal Master Plan; and

**BE IT FURTHER RESOLVED**, that a copy of this Resolution be forwarded to Senator Anthony M. Bucco, Assemblywomen Aura Dunn, Assemblywomen Marisa Sweeney, Governor Mikie Sherrill, and the New Jersey State League of Municipalities.

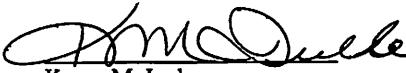
Adopted 06/18/2026 on roll call vote as follows:

	Introduced	Seconded	AYES	NAYES	ABSENT	ABSTAIN
Mabey	✓		✓			
Chirido		✓	✓			
Harriz			✓			
Frank			✓			
Reckler			✓			✓
Lewis			✓			

APPROVED:

  
\_\_\_\_\_  
JAMES J. FREDA, MAYOR

Attest:

  
Karen M. Iuele  
Borough Clerk