



# City of Clifton

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Dear Citizens of Clifton:

In accordance with New Jersey Statutes Annotated, in specific N.J.S.A.40:55D-28, the Planning Board of each municipality is entrusted to establish the municipal Master Plan, and in accordance with N.J.S.A 40:55D-89 the Planning Board is required every ten (10) years to adopt a Master Plan Re-Examination Report. Failure of a Planning Board to adopt a Re-Examination Report shall constitute a rebuttable presumption that municipal development regulations are no longer reasonable.

In an effort to solicit public input and offer our residents an opportunity to participate in this process, I am providing you with the following documents which helps understand the process, and provides you a voice into creating a document that will help shape the future of our City:

1. How the Municipal Land Use Law (MLUL) and Municipal Master Plan Shape the Municipal Zoning Ordinance.
2. City Of Clifton Master Plan, adopted December 2003.
3. City of Clifton 2008 Master Plan Re-Examination Report, adopted March 27, 2008.
4. City of Clifton Housing Element and Fair Share Plan, adopted January 5, 2016.
5. City of Clifton Master Plan Re-Examination Report, DRAFT not yet adopted.

I urge everyone to read the attached "How the Municipal Land Use Law (MLUL) and Municipal Master Plan Shape the Municipal Zoning Ordinance". This informative document walks you through the process of creating a Master Plan, and explains the requirements for subsequent Master Plan Re-Examination Reports.

Please do not be discouraged or feel left out, as these are the beginning steps of the Master Plan Re-Examination process. For the purpose of providing transparency and to afford the public an opportunity to participate in this process, we encourage you to read these documents, think of zoning issues that plague your neighborhood, participate in the public meetings, and voice-in your comments or suggestions, in order that the Planning Board and the Governing Body of the City of Clifton can incorporate your recommendations into this document. Please send comments to my attention by emailing me at [dvillano@cliftonnj.org](mailto:dvillano@cliftonnj.org) or call me at 973-470-5854 with any questions.

For further updates and meeting schedules, please visit the City of Clifton website at [cliftonnj.org](http://cliftonnj.org).

Sincerely,  
Nick Villano  
City Manager