

TOWNSHIP OF DOWNE
COUNTY OF CUMBERLAND, NEW JERSEY

ORDINANCE 2019-11

AN ORDINANCE TO AMEND THE DOWNE TOWNSHIP'S
LAND USE ORDINANCE ADDING A GREEN DEVELOPMENT CHECKLIST

BE IT ORDAINED by Township Committee of the Township of Downe, Cumberland County and State of New Jersey, that this Ordinance will add a Green Development Checklist.

WHEREAS, the Township of Downe finds that the public welfare will be served by assuring that further commercial and civic development is consistent with the Township of Downe's desire to create a more sustainable community; and

WHEREAS, on August 12, 2019, the Township of Downe adopted Resolution No. R-97-2019, which adopted a *Sustainable Land Use Pledge*.

NOW, THEREFORE, BE IT ORDAINED, by the Township Committee of the Township of Downe, County of Cumberland, State of New Jersey as follows:

The "Land Use" Ordinance is amended to include the Green Development Checklist (the Checklist). The completion of the Checklist by applicants proposing multiple homes is mandatory; however, compliance with the Checklist items is not a condition of approval.

TOWNSHIP OF DOWNE

BY:


Robert Campbell, Mayor


Nadine E. Lockley, Municipal Clerk

STATE OF NEW JERSEY :
 :
 : ss
COUNTY OF CUMBERLAND :

 Please take notice that the above Ordinance was adopted after a Public Hearing at a meeting of the Downe Township Committee on the 9th day of September, 2019 at the Downe Township Municipal Building in Newport, New Jersey.

ATTEST

Nadine E. Lockley, Municipal Clerk



TOWNSHIP OF DOWNE

CUMBERLAND COUNTY, NEW JERSEY

RECORD FOR ORDINANCE # 2019-11

Introduce Ordinance on First Reading

Motion: BART

Second: BYRNE

Introduce Ordinance / First Reading Date: August 12, 2019

Ordinance Published: August 22, 2019

Ordinance Posted: August 12, 2019

Public Hearing / Second Reading Date: September 9, 2019

ROLL CALL	YES	NO	ABSTAIN	ABSENT
Jordan, Sr., L.	X			
Byrne, S.	X			
Rothman, M.	X			
Bart, E.	X			
Campbell, R.	X			

Adoption of Ordinance

Motion: BART

Second: BYRNE

ROLL CALL	YES	NO	ABSTAIN	ABSENT
Jordan, Sr., L.	X			
Byrne, S.	X			
Rothman, M.	X			
Bart, E.	X			
Campbell, R.	X			

Final Adoption Date: September 9, 2019

Notice of Final Passage Published: September 19, 2019

Notice of Final Passage Posted: September 10, 2019

Sept 9, 2019
Date

Nadine E. Lockley
Nadine E. Lockley, Municipal Clerk

Downe Township Green Development Checklist

1. Context - Connectivity to existing neighborhoods may have many benefits to the health and safety of residents, the economy and diversity of the area, and the surrounding environment. To ensure a proposed development provides the optimum level of connectivity to existing neighborhoods, the following checklist questions are meant to:

1. Encourage development within and near existing communities.
2. Encourage improvement and redevelopment of existing towns while limiting the expansion of the development footprint in the region to appropriate circumstances.
3. Reduce vehicle trips and vehicle distance travelled.
4. Reduce the incidence of obesity, heart disease, and hypertension by encouraging daily physical activity associated with walking and bicycling.

CONTEXT	YES	NO	DESCRIPTION
Is the site a redevelopment, brownfield or infill location?			
Is the site served by public transit, pedestrian and bicycle networks?			
Are the roads within the development designed as "Complete Streets?"			
Does the development include historic preservation or adaptive reuse of existing facilities?			
Does the site's location, scale or use support any historic building conditions off site within its context?			
Does the development provide or increase the following:			
A mix of land use types? Please list.			
Housing diversity by type and income?			
Civic and public spaces (or have proximity to them)?			
Recreation facilities and green space/parks (or have proximity to them) and is it part of an integrated ecological network?			
Land use densities greater than the current zoning or surrounding context?			

Alternative parking designs such as reduced parking ratios, a percentage of compact stalls, banked parking, shared parking, priority parking for low emission vehicles and provisions for bicycle storage?			
Local food production, access to off-site facilities or opportunities for Community Supported Agriculture (CSA) or farmers' markets?			
A plan for promoting and educating people on green features?			
Open space?			
Natural features?			
Regional stormwater management?			
Is the site part of a district energy or water infrastructure?			

2. Site Development - Green Design strategies for Site Development generally refer to how to “design with nature” or build on an individual site so that disturbance to the site is minimal to none. It is important that the design considers short term resiliency and long-term sustainability solutions. This can be accomplished using some or below all of the strategies. In general, does the design provide for the following?

<u>Site Development</u>	<u>YES</u>	<u>NO</u>	<u>Description</u>
Minimum site disturbance during construction?			
Increased Erosion and Sedimentation Control (beyond county or municipal requirements)?			
Low Impact Design features?			
Bio-swales			
Rain gardens			
Green Roofs			
Pervious pavements			
Green Walls			
Trees			
Indigenous species (non-invasive species, low maintenance landscaping)?			
Onsite management of vegetative waste?			
Regenerative Design?			
Habitat, wetlands or water body conservation or conservation management strategies			
Habitat, wetlands or water body restoration			

Does the site minimize heat island effects through reduced paving, landscaping or other methods?			
Does the site provide alternatives to single occupancy vehicles such as van spaces, bike storage and charging facilities, and alternative energy vehicle parking?			
Does the development include historic preservation or adaptive reuse of existing facilities?			
Does the site include public art and opportunities for civic events?			
Does the site include Light Pollution Reduction and energy efficient site lighting and controls?			
Does the site consider landscape and stormwater maintenance specifications that employ integrated pest management post-bond to assure implementation for five years after occupancy?			

3. Green Buildings - "Green buildings" utilize a sensitivity to the environment in their design by incorporating strategies like energy and water efficiency, high indoor air quality, and sustainably sourced (or recycled) materials. Green buildings are the foundation for a sustainable neighborhood and should be considered where new developments are planned. This checklist lists important green building design aspects in the areas of Water Reduction, Energy, Indoor Air Quality, Materials, and Social features. Developers should use this checklist to identify features to incorporate into their site plan or subdivision planning.

<u>Green Building</u>	<u>YES</u>	<u>NO</u>	<u>Description</u>
Does the building(s) meet the criteria for a Certified Green Building?			
Is the building oriented to maximize benefits of daylighting, viewsheds and energy and to minimize detrimental impacts on surrounding sites?			
Does the building respect the scale of the context through its design?			
<u>Water Reduction</u>			
Does the building provide a 20% or greater reduction of water use beyond the minimum water efficiency standards set by the EPA or local government, whichever is greater?			

Does the building employ water conservation features – including low-flow fixtures, waterless urinals, and/or sensor-controlled faucets?			
Does the building incorporate rainwater, gray water + stormwater capture and re-use?			
Is wastewater treated on site and recharged to the ground?			
Energy			
Does the building reduce energy usage through efficient heating and cooling, geothermal technology, enhanced daylighting, efficient lighting, occupant controls and an efficient building envelope?			
Does the project incorporate Energy Star-labeled building products?			
Does the building include onsite energy generation?			
What is the anticipated energy savings?			
What are the anticipated carbon emission reductions?			
Indoor Air Quality			
Is natural ventilation and efficient use of outdoor air during heating and cooling periods utilized?			
Are other measures being used to improve indoor air quality? Please describe			
Materials			
Is an existing building being reused? 100%, 75%, 50%?			
Are there construction waste management plans in place?			
Are there solid waste management plans in place?			
Are building materials reused?			
Do building materials contain recycled content?			
Are building materials sourced within the region (within a 500 mile radius)?			
Social			
Does the site implement indigenously inspired art in the landscape? (i.e. sculpture; garden; mural/relief; artistic site furnishing, etc.)			