



*Municipality of Princeton*  
Department of Community Development  
Office of Planning  
Princeton Municipal Building  
400 Witherspoon Street  
5306

609-924-

## MEMORANDUM

**TO:** Robert Bruschi, Administrator  
**FROM:** Lee Solow, PP/AICP  
Director of Planning  
**DATE:** February 12, 2013  
**SUBJECT:** Ordinance Creating a Green Development Information Statement/Checklist

Attached is a copy of draft ordinance which amends the former Borough and Township Land Use ordinance and creates a green development information/checklist for new development applying for major preliminary subdivision approval and major site plan approval.

The intent of the ordinance is to encourage developers to incorporate sustainable building practices at the beginning of the development process by requiring the submission of a green development information statement.

By copy of this memorandum to the Municipal Attorney I am requesting they review the draft ordinance for form.

Please place the attached amendment on the next available agenda.

cc. R. Kiser  
E. Schmierer  
L. McDermott

**AN ORDINANCE AMENDING "THE CODE OF THE TOWNSHIP OF PRINCETON, NEW JERSEY, 1968." AND AMENDING CHAPTER 17A OF THE CODE OF THE BOROUGH OF PRINCETON, NJ, 1974 CREATING A GREEN DEVELOPMENT INFORMATION STATEMENT / CHECKLIST**

WHEREAS, the Princeton Master Plan's Conservation Element states sustainable building designs use our resources efficiently while providing for healthier building habitats and sustainable buildings are designed, constructed and operated in ways that reduce or eliminate any negative impact on the environment and occupants; and

WHEREAS, buildings which integrate materials and methods that promote environmental quality, economic vitality, and social benefit through the design, construction and operation of the built environment are a benefit to the Princeton community; and

WHEREAS, the Master Plan recommends that the municipality make every effort to incorporate sustainable building principles and practices into the design, construction and operation of the buildings; and

WHEREAS, the Master Plan recommends that the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) system be used as a design and measurement tool to determine what constitutes sustainable building principles and practices, and urges applicants to comply with these sustainable building principles; and

WHEREAS, it is the policy of the Princeton community to encourage developers to incorporate sustainable building practices at the beginning of the development process, submission of a "Green Development Information Statement" should be required as part of the major site plan and major subdivision process.

NOW, THEREFORE, BE IT ORDAINED by the Princeton Council:

Section 1.

Section 17A-162 Preliminary major subdivision checklist is amended to add the following as (j)

Section 17A-197 Major site plan checklist is amended to add the following as (l)

Section 10B-158 Preliminary major subdivision checklist is amended to add the following as (k)

Section 10B-230 Major site plan checklist is amended to add the following as (l)

Introduction

The Green Development Checklist and information statement outlines the contents for the Information Statement and is based on the LEED system standards for building and neighborhood development and Sustainable Jersey's Model Green Development Checklist, but is

not intended to be exclusive; incorporation of additional sustainable development practices in development projects is strongly encouraged to help Princeton become a more sustainable community.

## **Green Development Checklist and Information Statement - Contents**

### **1. CONTEXT**

- a. **Site Selection:** Describe how the proposed development location avoids and/or reduces environmental impacts. Is the site located in an area with existing infrastructure, protecting greenfields, and preserving habitat and natural resources? Is the site a redevelopment, brownfield or infill location?
- b. **Alternative Transportation:** To what extent is the site served by public transit, pedestrian and bicycle networks? Is there train or bus service within 1/4 mile? How does the project encourage use of alternative transportation, including provision of covered bicycle storage and shower/changing facilities? Are roads within the development area design as "Complete Streets" (see Master Plan for definition of "Complete Streets").
- c. **Parking Capacity and Design:** To what extent does the project reduce or eliminate new parking? Does the project utilize reduced parking ratios, compact stalls, banked parking, shared parking, van spaces, or priority parking for low emission vehicles?
- d. **Land Use and Housing Diversity:** To what extent does the development provide or increase a mix of land use types? Does the development provide or increase housing diversity by type and income?
- e. **Civic and Public Spaces:** Describe how the project provides or is in proximity to recreation facilities, parks, and green space areas.
- f. **Recreation, Parks and Green space:** Describe how the project provides or is in proximity to recreation facilities, parks, and green space areas.
- g. **Open Space/Natural Features:** Describe how the project maximizes open space and preserves natural features and landscapes. Is the development part of an integrated ecological network?
- h. **Regional Stormwater Management:** Describe the streams or bodies of water to which the site drains, including any Category One waters. To what extent does the project provide or increase regional stormwater management?

### **2. SITE DEVELOPMENT**

- a. **Site Disturbance:** How does the project minimize site disturbance during construction, including demarcating disturbance areas, and properly locating project trailer, storage trailer(s), laydown area, vehicle access, etc.?
- b. **Construction Activity Pollution Prevention:** Describe the erosion and sedimentation control plan to protect topsoil, and prevent waterway sedimentation and airborne dust generation. Describe how construction noise and/or vibration will be reduced or eliminated, including noise/vibrations from any rock or concrete crushing. Will any boulder fields be retained?
- c. **Water Efficient Design:** Describe the ways in which the project will reduce or eliminate use of potable water or other water resources by using water efficient

landscaping, efficient irrigation systems, using captured rainwater or using recycled wastewater.

d. **Resource-Efficient Design:** Describe the project's use of native species to reduce water use and to eliminate the need for fertilizers and pesticides, and to provide food/shelter for birds, animals and insects.

e. **Soil Compaction:** To what extent does the project include soil remediation measures to ensure full vegetative growth and rainwater infiltration after construction?

f. **Integrated Pest Management:** How will the project incorporate Integrated Pest Management techniques, such as alternatives to standard pesticides, herbicides and synthetic fertilizers that kill organisms in the soil?

g. **Tree Retention and Planting:** Describe how the project maximizes retention of large trees and wooded areas, and provides or enhances the municipal tree canopy, including shade trees and the street tree canopy.

h. **Low Impact Design:** Describe low impact site design features such as bio-swales, rain gardens, green roofs, green walls, pervious pavements, and onsite management of vegetative waste.

i. **Regenerative Design:** Describe how the site design restores and conserves soils, habitat, wetlands or water bodies. How does the site design address long-term conservation management of these resources?

j. **Non-plant Landscape Elements:** To what extent do non-plant landscape elements incorporate use of sustainable materials, including use of recycled content, local/regionally sourced materials, rapidly renewable materials and Forest Stewardship Council certified wood materials?

k. **Heat Island Effect:** In what ways does the project minimize heat island effects through reduced and/or light-colored paving, landscaping, or other site design methods? (See also C.8, Energy Efficient Roof Design, below.)

l. **Site Lighting:** How is light pollution from the site minimized? Describe what energy efficient site lighting and controls will be used.

### 3. GREEN BUILDING

a. **Green Building Certification:** Does the building meet the criteria for a certified green building? Will the project apply for LEED certification or other green building certification?

b. **Building Orientation:** Is the building oriented to maximize benefits of daylighting viewsheds and energy and to minimize detrimental impacts on surrounding sites?

c. **Water Efficiency:** Does the building provide a 20% or greater reduction beyond minimum water efficiency standards set by EPA or local government, whichever is greater? Will the project use the EPA WaterSense Water Budget tool, or similar water budget analysis?

d. **Water Conservation Features:** Describe the building's water conservation features, including low-flow fixtures, waterless urinals, and sensor-controlled faucets.

e. **Innovative Wastewater Technologies:** To what extent does the building incorporate rainwater, gray water and storm water recapture and re-use? Is wastewater treated on site and recharged to the ground?

- f. **Energy Efficiency:** How does the building reduce energy usage through efficient heating and cooling, geothermal technology, enhanced daylighting, efficient lighting, occupant controls and an efficient building envelope? Will the project exceed the requirement of ASHRAE 90.1-2007? Will the project be benchmarking building efficiency savings with Energy Star's Portfolio Manager or similar program?
- g. **Energy Star:** To what extent does the building incorporate energy Star - labeled building products?
- h. **Energy Efficient Roof Design:** how will the proposed roof coloring, materials and design minimize heat island effects? Will the project meet Energy Star Cool Roof requirements?
- i. **Renewable Energy:** Describe any on-site renewable energy self-supply to reduce environmental and economic impacts associated with fossil fuel energy use. What percentage of the project's electricity will come from renewable sources?
- j. **Energy Efficient Impacts:** By what percent will the project exceed required energy efficiency standards, such as ASHRAE 90.1-2007? What are the anticipated energy savings and carbon emission reductions for the project?
- k. **Refrigerant Management:** Describe how refrigerants and heating, ventilation, air conditioning and refrigeration equipment will minimize or eliminate the emission of compounds that contribute to ozone depletion and climate change.
- l. **Minimum Indoor Air Quality:** Describe how the project will exceed minimum indoor air quality requirements through ventilation system design, implementing a construction IAQ management plan, use of low-emitting materials and other measures. How the project considered using South Coast Air Quality Management (SCAQM), Green Seal's GS-11, the Carpet and Rug Institute's Green Label Plus Program, and FloorScore requirements as standards for Volatile Organic Compound (VOC) limits?
- m. **Waste Management/Recycling:** What percentage of construction waste will the project divert from landfills? Describe how the project will facilitate the storage and collection of recyclables.
- n. **Building Reuse:** Describe any reuse of portions of the existing building such as walls, floors, roof, or interior non-structural items.
- o. **Materials Reuse:** To what extent does the project use salvaged, refurbished or reused materials?
- p. **Recycled Content:** What percentage of building materials will incorporate recycled content?
- q. **Local/Regional Materials:** What percentage of building materials will be extracted, processed, and manufactured locally/regionally (within a 500 mile radius).
- r. **Rapidly Renewable Materials:** To what extent are rapidly renewable materials such as bamboo, wool, cotton insulation, agrifiber, linoleum, wheatboard, strawboard and cork utilized?
- s. **Use of Certified Wood:** What percentage of the project's wood-based materials and products will be certified in accordance with the Forest Stewardship Council (FSC) Principles and Criteria?

#### 4. INNOVATION & DESIGN PROCESS

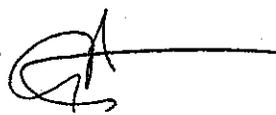
- a. **Accredited Professionals:** List all members of the project team who are LEED accredited Professionals or have other comparable certification.
- b. **Innovation in Design:** Describe any additional sustainable project design or construction features.

# MASON, GRIFFIN & PIERSON

A PROFESSIONAL CORPORATION  
COUNSELLORS AT LAW

## MEMORANDUM

To: Mayor and Council of Princeton

From: Edwin W. Schmierer, Esq.  
Princeton Attorney 

Date: February 20, 2013

Re: **Historic Preservation Plan Fee Ordinance**

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The Princeton Historic Preservation Commission continues to work on a unified Historic Preservation Ordinance. They have recommended that the fees charged in the new Princeton for Historic Preservation applications be the fees charged in the former Borough of Princeton. That fee is \$50.00 without the necessity of a land development escrow deposit.

I have, therefore, prepared and attach hereto a proposed Ordinance which amends both the former Township and Borough Codes with regard to Historic Preservation Plan application fees.

We would appreciate your considering this Ordinance for introduction at your meeting on February 25, 2013.

EWS:jv  
attach.

cc: Robert W. Bruschi, Administrator (w/attach.)  
Kathy Monzo, Assistant Administrator/CFO (w/attach.)  
Linda S. McDermott, Clerk (w/attach.)  
Robert V. Kiser, P.E., Princeton Engineer (w/attach.)  
Christine M. Lewandoski, P.P./A.I.C.P., Historic Preservation Officer (w/attach.)

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**AN ORDINANCE ESTABLISHING AN  
HISTORIC PRESERVATION PLAN  
APPLICATION FEE FOR PRINCETON  
AND AMENDING THE "CODE OF THE  
TOWNSHIP OF PRINCETON, NEW  
JERSEY, 1968".**

WHEREAS, the Municipality of Princeton was created on January 1, 2013 pursuant to the New Jersey Municipal Consolidation Act, *N.J.S.A.* 40:43-66.35; and

WHEREAS, Princeton has re-established the Princeton Historic Preservation Commission;  
and

WHEREAS, said Commission has recommended establishing a unified fee for applications to said Commission for historic preservation plan approval.

NOW, THEREFORE, BE IT ORDAINED by the Princeton Council as follows:

1. Section 10B-36 of the "Code of the Township of Princeton, New Jersey, 1968" which establishes plan development escrow fees and remains in effect pursuant *N.J.S.A.* 40:43-66.64 until said Code is replaced by a new Code for Princeton is amended to establish the following fees for applications to the Historic Preservation Commission:

**Sec. 10B-36. Escrow and Fees.**

Applications for development in a historic preservation zoning district or historic preservation buffer zoning district for which a preservation plan is required shall be accompanied by payment of a fee to the municipality as follows:

<u>Type of Structure</u>	<u>Preservation Plan Application Fee</u>	<u>Escrow</u>	<u>Other Applicable Fees</u>
Residential Structure (no Variance)	\$75.00	No Escrow Fees Applicable	None
Residential Structure – variance, use, Conditional Use, etc.	\$75.00	All Applicable	All applicable fees
Commercial Structure	\$75.00	All Applicable	All applicable fees

2. To the extent of any inconsistency between the current fees charged for historic preservation applications in Section 10B-36 of said Code or Section 17A-36 of the "Code of the Borough of Princeton, New Jersey, 1974", the fees established by this Ordinance shall be the fees charged by the Princeton Historic Preservation Commission for historic preservation plan applications. These fees shall be utilized by said Commission as a part of the unification of the existing Princeton Township Code and the Princeton Borough Code as it relates to historic preservation applications.

3. This Ordinance shall take effect upon its passage and publication as provided for by law.

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Linda S. McDermott, Clerk

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Liz Lempert, Mayor

Ordinance Introduced:

Ordinance Adopted: