ORDINANCE 2018-28

ORDINANCE OF THE BOROUGH OF RED BANK, COUNTY OF MONMOUTH, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 490, PLANNING AND DEVELOPMENT REGULATIONS, RELATING TO A GREEN DEVELOPMENT CHECKLIST

offered a motion to adopt the following ordinance:

WHEREAS, the Borough of Red Bank finds that the public welfare will be served by assuring that future development is consistent with the Borough's desire to create a more sustainable community; and

WHEREAS, a green development checklist will document and raise the awareness of green development leading to additional green development within the Borough and thereby creating a more sustainable community; and

WHEREAS, the following amendments to the Land Development Ordinance would require a Green Development Checklist.;

NOW, THEREFORE BE IT ORDAINED, by the Borough Council of the Borough of Red Bank that Chapter 490 of the Revised General Ordinances is hereby amended as follows (stricken text indicates deletions, underlined text indicates additions):

§ 490-64 Preliminary plat of major subdivisions.

A. Required documents. Prior to issuance of a certificate of completeness of scheduling of a preliminary plat of a major subdivision for public hearing, the administrative officer shall determine that the following has been submitted in proper form:

(6) Required application fees

(7) Fifteen copies of a plat and attachments meeting the requirements set forth below. Submitted in a form with the number of copies as required by the Administrative Officer.

(8) Submission of a completed Green Development Checklist (Attachment # 5).

§ 490-64 Preliminary plat of major site plan.

(6) Required application fees

(7) Fifteen copies of a plat and attachments meeting the requirements set forth below. Submitted in a form with the number of copies as required by the Administrative Officer.

(8) Submission of a completed Green Development Checklist (Attachment # 5).

§ 490 Attachment 5—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 and public transit infrastructure
2. Encourage improvement and redevelopment of existing cities, suburbs, and 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	DESCRIPTIO
Is the site a redevelopment, brownfield or infill location?			
Is the site served by public transit, pedestrian and bicycle networks?			

	YES	NO	DESCRIPTION
Is there train service within ½ mile or bus service within ¼ mile?			
Are the roads within the development designed as "Complete Streets?"			
Does the development include historic preservation or adaptive reuse of existing facilities?			
Does the development include historic preservation, or adaptive reuse onsite? 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?

SITE DEVELOPMENT	YES	NO	DESCRIPTION
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 changing facilities, and alternative energy vehicle parking?			
Does the development include historic preservation or adaptive reuse of existing facilities?			

	YES	NO	
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 Building

"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. Communities and developers should use this checklist to identify features to incorporate into their site plan or subdivision planning.

GREEN BUILDING	YES	NO	DESCRIPTIO
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?			
Water Reduction			
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 sensorcontrolled 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.) - one application per building or per 300 residential units.			

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BE IT FURTHER ORDAINED, that a copy of this Ordinance, upon introduction, shall be provided to all appropriate municipal agencies, including the Planning Board, for their review and comment pursuant to applicable New Jersey Statutes.

BE IT FURTHER ORDAINED that any ordinances or portions thereof which are inconsistent with the provisions of this Ordinance are hereby repealed as of the effective date of this Ordinance. All other provisions of the Revised General Ordinances are ratified and remain in full force and effect.

BE IT FURTHER ORDAINED that, if any provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect, and to this end, the provisions of this Ordinance are declared to be severable.

BE IT FURTHER ORDAINED that this Ordinance shall take effect immediately upon its passage and adoption according to law.

Seconded by   and adopted on roll call by the following vote:

	Yes	No	Abstain	Absent
Councilman Taylor	(X)	( )	( )	( )
Councilman Whelan	(X)	( )	( )	( )
Councilman Yngstrom	(X)	( )	( )	( )
Councilman Ballard	(X)	( )	( )	( )
Councilman Zipprich	(X)	( )	( )	( )
Councilwoman Horgan	(X)	( )	( )	( )

Dated: October 24, 2018

First Reading/Introduction: September 26, 2018
Public Hearing/Adoption: October 24, 2018

I hereby certify the above to be a true copy.

Pamela Borghi

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Pamela Borghi, Municipal Clerk