188 Attachment 2

Township of Hillsborough

Subdivision and/or Site Plan Green Development Checklist
[Added 6-11-2024 by Ord. No. 2024-08]

This checklist shall be completed and submitted with any application for site plan or subdivision approval. Failure to do so will render the application incomplete. The information and design aspects are not part of the application site plan or subdivision approval review unless required elsewhere in the Hillsborough Development Regulations Ordinance (Chapter 188: Land Use & Development).

The checklist includes various green development design strategies that can be implemented as part of a site plan or subdivision. The information provided in the checklist will guide and inform the dialogue between an applicant and the Township regarding possible options and opportunities to use resources more efficiently, promote smart economic development, improve the environment, and generally improve the quality of life in the Township.

There are many benefits that can result from building green, including:

Environmental

- Enhance and protect ecosystems and biodiversity
- Improve air and water quality
- Reduce solid waste
- Conserve natural resources

Economic

- Reduce operating costs
- Enhance asset value and profits
- Improve employee productivity and satisfaction
- Optimize life-cycle economic performance

Health & Community

- Improve air, thermal, and acoustic environments
- Enhance occupant comfort and health
- Minimize strain on local infrastructure
- Contribute to overall quality of life

The checklist is organized into three sections: first, it addresses the site within its regional and local context, looking at its physical location, development status, and availability of certain infrastructure; second, it addresses the impact of the proposed development on the site itself; and third, it addresses the structures on the site.

The applicant shall provide examples of how they meet or address each of the items on the checklist.

NOTE: Checklist items that are followed by are required to be included in the checklist in order for the Township to receive Sustainable Jersey certification points.

GREEN DEVELOPMENT CHECKLIST	Yes	No	Comments
A. Context			
1. Is the site a redevelopment, brownfield or infill location?			
1. Is the site served by public transit, pedestrian or by bicycle networks?			
1. Is there train service within ½ mile or bus service within ¼ mile?			
1. Are the roads within the development designed as "Complete & Green Streets?"			
(Complete and green streets" are roads that are designed, built and maintained to enable safe, equitable and convenient travel and access along and across streets for users of all ages and abilities while at the same time include consideration of landscape features in the right-of-way to capture and allow stormwater runoff to soak into the ground)			
1. Does the development include historic preservation, or adaptive reuse of onsite?			
1. Does the site's location, scale or use support the historic context of surrounding (off-site) historic properties?			

1. Does the development provide or enhance the following:

1. A mix of land use types? Please list.

2. Housing diversity by type and income?

3. Civic & public spaces or have proximity to them?

(Examples: open plazas, courtyards, public art)

4. Recreation facilities and green space/parks (or have proximity to them) and is it part of an integrated ecological network?

5. Alternative parking designs such as reduced parking ratios, compact stalls, banked parking, shared parking, priority parking for low emission vehicles and provisions for bicycle storage?

6. Access to or partnerships with local farms or farmers' markets to promote local food production?

7. Open space?

8. Natural features such as rivers, streams, shorelines, wetlands, forests, or wildlife habitats?

GREEN DEVELOPMENT CHECKLIST continued	Yes	No	Comments
B. Site Development			
1. Does the design provide for the following:			
1. Minimum site disturbance during construction?			
2. Increased erosion and sedimentation control beyond county or municipal requirements?			

3. Low Impact Design features such as:

- Bio-swales
- Rain gardens
- Green Roofs
- Pervious pavements
- Green Walls

(Also known as vertical gardens, they are designed and engineered for maximum biofiltration of indoor air, thermal regulation and aesthetics.)

- Trees (beyond that required by the ordinance)
- Indigenous plant species (non-invasive species, low maintenance landscaping)
- Onsite management of vegetative waste

4. Regenerative Design

- Does the site design conserve habitat, wetlands or water bodies?
- Does the site design include restoration of habitat, wetlands or water bodies?
- Does the project include long-term conservation management of habitat, wetlands or water bodies?

1. Does the site minimize heat island effects through reduced paving, enhanced landscaping, green roofs, or other methods?

1. Does the site provide alternatives to single occupancy vehicles such as van spaces, bike storage and changing facilities, and alternative energy vehicle parking?

1. Does the site include light pollution reduction techniques that help prevent misdirected or excessive light to reduce glare, light trespass, and sky-glow?

1. Does the site include energy efficient site lighting and controls?

GREEN DEVELOPMENT CHECKLIST continued **YesNo Comments**

1. Have steps been taken to limit disruption of natural hydrology by reducing impervious cover or increasing on-site infiltration?

1. On sites adjacent to waterways – have slopes and existing vegetation been stabilized and protected?

1. Do the landscape and stormwater management specifications employ integrated pest management practices? (*IPM takes advantage of all appropriate pest management options including, but not limited to, the judicious use of pesticides.)*

C. Green Building

1. Does the building(s) meet any criteria for a Certified Green Building?

(A Green Building – also referred to as sustainable or high-performance building – is a collection of better design, construction, and operating practices that have the potential to reduce or eliminate the negative impacts of development on the environment and on human health. Green building programs and guidelines commonly address energy efficiency and carbon emissions reduction, water conservation, waste reduction, healthy and

sustainably produced materials, indoor air quality, occupant productivity and health, and other components of green building. For more info visit: http://rcgb.rutgers.edu or https://new.usgbc.org/leed)

1. Is the building oriented to maximize the benefits of daylighting and energy conservation and minimize any detrimental impacts on surrounding sites?

(Example – Maximize southern building exposure for solar energy, orient building to minimize effects of cold winter winds and maximize cool summer breezes. Minimize shadows on open space and other buildings.)

1. Water Reduction

1. Does the building provide a 20% or greater reduction beyond minimum water efficiency standards set by the EPA or local government whichever is greater?

http://www.epa.gov/WaterSense/docs/matrix508.pdf

2. Does the building employ water conservation features including low-flow fixtures, waterless urinals, or sensor-controlled faucets?

3. Does the building capture and re-use rainwater, gray water or storm water?

4. Is wastewater treated onsite and recharged to the ground?

GREEN DEVELOPMENT CHECKLIST continued **YesNo Comments**

4. Energy

1. Does the building reduce energy usage through efficient heating and cooling, geothermal technology, enhanced daylighting, efficient lighting, occupant controls and an efficient building

envelope?

2. Does the project incorporate Energy Star-labeled building products?

3. Does the building include onsite energy generation, e.g. solar or wind?

4. What is the anticipated energy savings expected to be realized from any or all of the above?

5. What are the anticipated carbon emission reductions?

5. Indoor Air Quality

1. Does the building utilize natural ventilation and efficient use of outdoor air during heating and cooling periods?

2. Are other measures such as reducing the quantity of VOCs from adhesives, sealants, paints, composite wood systems and carpet systems being used to improve indoor air quality?

6. Materials

1. Is an existing building being reused? If so, to what extent - 100%, 75%, 50%?

2. Are there construction waste management/recycling plans in place to divert construction, demolition and land clearing debris from landfill disposal?

3. Are any building materials reused on or off-site?

4. Do new building materials contain recycled content? If so, to what extent (%)?

5. Are building materials extracted, processed or manufactured locally or within the region (within a 500 mile radius)?