

**TOWN OF WESTFIELD
WESTFIELD, NEW JERSEY**

GENERAL ORDINANCE NO. 2189

**AN ORDINANCE TO AMEND THE LAND USE ORDINANCE OF THE TOWN OF
WESTFIELD REVISING THE SUBMISSION REQUIREMENTS FOR PRELIMINARY AND
FINAL SITE PLAN AND PRELIMINARY AND FINAL SUBDIVISION APPLICATIONS**

WHEREAS, on June 9, 2020 the Mayor and Council of the Town of Westfield adopted Resolution Number 127-2020 which adopted a Sustainable Land Use Pledge that resolves to apply land use principles when completing Master Plan Elements and amending Town land use ordinances; and

WHEREAS, on September 8, 2020 the Town of Westfield adopted a resolution establishing a Green Building Policy for civic, commercial, and residential buildings that includes a pledge to continue to incorporate the principles of green design and renewable energy generation to the extent feasible in municipal buildings and design and when updating site plan and subdivision requirements for residential and commercial buildings and properties; and

WHEREAS, the Mayor and Council of the Town of Westfield desire to incorporate a Green Development Checklist, that includes various green development design strategies that can be implemented as part of a residential or commercial development, into Article 9, entitled "Submission Requirements for Development Regulations" of the Land Use Ordinance of the Town of Westfield. The information provided in the checklist will guide and inform the dialogue between an applicant and the Town 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 Town; and

WHEREAS, the Mayor and Council of the Town of Westfield finds that the public welfare will be served by assuring further development is consistent with the Town's desire to create a more sustainable community; and

NOW, THEREFORE BE IT ORDAINED, as follows:

Section I. Article 9, titled "Submission Requirements for Development Applications", is hereby amended by adding a new subsection 9.13 titled "Green Development Checklist" which shall read as follows:

§9.13 GREEN DEVELOPMENT CHECKLIST

In addition to the requirements indicated elsewhere in this article, all

applications for preliminary and final major subdivision approval and preliminary and final major site plan approval shall complete and submit the following Green Development Checklist. Failure to do so will render the application incomplete. While completion of the checklist is mandatory, it is for information purposes only, and compliance with the items found herein will not become a condition of approval.

The checklist includes various green development design strategies that can be implemented as part of a residential or commercial development. The information provided in the checklist will guide and inform the dialogue between an applicant and the Town 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 Town.

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 should provide examples of how they meet or address each of the items in the checklist.

	YES	No	COMMENTS
SECTION A. CONTEXT			
1. Is the site a redevelopment or brownfield site?			
2. Is the site served by public transit, or easily accessible on foot or by bicycle?			
3. Is there train service within ½ mile or bus service within ¼ mile?			
4. Are the roads within the development designed as "Complete Streets?" (which serve all users not only motorists) <i>(Examples: sidewalks, enhanced crosswalks, traffic calming, bike lanes, transit shelters)</i>			
5. Does the development include historic preservation, or adaptive reuse of existing			

facilities?			
6. Does the site's location, scale or use support the historic context of surrounding historic properties?			
7. Does the development provide or enhance the following:			
a) A mix of land use types? Please list.			
b) Housing diversity by type and income?			
c) Civic & public spaces or have proximity to them? <i>(Examples: open plazas, courtyards, public art)</i>			
d) Recreation facilities and green space/parks (or have proximity to them) and is it part of an integrated network?			
e) 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 and electric vehicle charging stations?			
f) Access to or partnerships with local farms or farmers' markets to promote local food production?			
g) Open space?			
h) Natural features such as rivers, streams, shorelines, wetlands, forests, or wildlife habitats?			
i) Pedestrian access to waterfronts?			
j) Regional stormwater management? <i>(A regional stormwater management plan addresses stormwater-related water quality and water quantity impacts of new and existing land uses on a drainage area basis and is not limited to on-site stormwater management</i>			

measures.)			

	YES	No	COMMENTS
SECTION B. SITE DEVELOPMENT			
1. Does the design provide for the following:			
a) Minimum site disturbance during construction? [SJ)			
b) Increased erosion and sedimentation control beyond county or municipal requirements?			
c) 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			
d) 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?			
2. Does the site minimize heat island effects through reduced paving, enhanced landscaping,			

green roofs, or other methods?			
3. Does the site provide alternatives to single occupancy vehicles such as van spaces, bike storage and changing facilities, and alternative energy vehicle parking and charging facilities?			
4. Does the site include light pollution reduction techniques that help prevent misdirected or excessive light to reduce glare, light trespass, and sky-glow?			
5. Does the site include energy efficient site lighting and controls?			
6. Have steps been taken to limit disruption of natural hydrology by reducing impervious cover or increasing on-site infiltration?			
7. On sites adjacent to waterways - have slopes and existing vegetation been stabilized and protected?			
8. Do the landscape and stormwater management specifications employ integrated pest management practices? <i>(1PM takes advantage of all appropriate pest management options including, but not limited to, the judicious use of pesticides.)</i>			

	YES	No	COMMENTS
SECTION C. GREEN BUILDING			

<p>1. Does the building(s) meet any criteria for a Certified Green Building?</p> <p><i>(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)</i></p>			
<p>2. Is the building oriented to maximize the benefits of daylighting and energy conservation and minimize any detrimental impacts on surrounding sites?</p> <p><i>{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.}</i></p>			
<p>3. Water Reduction</p>			
<p>a) Does the building provide a 20% or greater reduction beyond minimum water efficiency standards set by the EPA or local government whichever is greater?</p>			

http://www.epa.gov/watersense			
b) Does the building employ water conservation features including low-flow fixtures, waterless urinals, or sensor-controlled faucets?			
c) Does the building capture and re-use rainwater, gray water or storm water?			
d) Is wastewater treated onsite and recharged to the ground?			
4. Energy			
a) Does the building reduce energy usage through efficient heating and cooling, geothermal technology, enhanced daylighting, efficient lighting, occupant controls and an efficient building envelope?			
b) Does the project incorporate Energy Star-labeled building products?			
c) Does the building include onsite energy generation, e.g. solar or wind?			
d) What is the anticipated energy savings expected to be realized from any or all of the above?			
e) What are the anticipated carbon emission reductions			
5. Indoor Air Quality			
a) Does the building utilize natural ventilation and efficient use of outdoor air during heating and cooling periods?			
b) 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			

