

BOROUGH OF HIGHTSTOWN SUGGESTED GREEN DEVELOPMENT PRACTICES GUIDE

This “Green Development Practices Guide” is intended to function as guiding principles for those pursuing development projects in the Borough of Hightstown in order to help achieve the goal of making this a more sustainable community. The practices are offered as a review document to enable flexibility to be progressive and innovative, since many of these practices are still being incorporated into the mainstream of the development industry. It is expected that these items will facilitate more sustainable development. Sustainable development seeks to balance environmental, economic and social aspects of a proposal such that the resulting project will be efficient in cost, impact and function. This document is not intended to be exclusive; incorporation of additional “Green Development Practices” similar to these items is strongly encouraged. Borough staff will be using this document to review the “green” character of an application and may offer suggestions to improve the sustainability of the project.

Green Development is important to the Borough; the Borough may look favorably upon the use of Green Development Practices; and the Borough will review this guide during the Planning Board process. This guide is for all site and subdivision applications. The guide is not a requirement for Applicants and Applicants may choose not to modify their plans to correspond to the guide.

By incorporating this guide into the Borough plan submission guide, we hope, developers will be encouraged to consider "Green Development Practices" with the genesis of their project program.

Applicants will be asked to provide testimony and support documents to describe the actions or practices that will be incorporated into their proposal, including verification subsequent to implementation.

Green Development Practices Categories

- A. LANDSCAPE – Landscape plantings / ecosystem management
- B. WATER – Potable water use and disposal
- C. STORMWATER – Stormwater management and harvesting
- D. ENERGY – Energy use and generation – climate design
- E. RESOURCES - Materials and species – preservation – recycling – reuse
- F. SOCIAL – Promote community interaction – gathering – pride – health
- G. AIR – Reduce air pollution / restore air quality

BOROUGH OF HIGHTSTOWN
SUGGESTED GREEN DEVELOPMENT PRACTICES GUIDE

- 1 Specify only indigenous plant species within 300 feet of the Borough Greenway. Completely avoid exotic invasive plant species anywhere in the Borough. Refer to a list of species to avoid. LANDSCAPE

Project will implement this practice – YES _____

Describe how this practice will be implemented and the benefits -

Project will not implement this practice – NO _____

Reason this practice cannot be integrated into this project -

- 2 Develop landscape and stormwater maintenance specifications that employ integrated pest management post-bond to assure implementation for five years after occupancy. LANDSCAPE

Project will implement this practice - YES _____

Describe how this practice will be implemented and the benefits -

Project will not implement this practice – NO _____

Reason this practice cannot be integrated into this project -

BOROUGH OF HIGHTSTOWN
SUGGESTED GREEN DEVELOPMENT PRACTICES GUIDE

- 3 Construct drip landscape irrigation *in lieu* of spray systems or install soil water sensors to conserve irrigation water use. WATER

Project will implement this practice – YES_____

Describe how this practice will be implemented and the benefits –

Project will not implement this practice – NO_____

Reason this practice cannot be integrated into this project -

- 4 Design and construct 10% to 30% of parking lots with pervious pavements (eco-pavers, etc.). Consider pervious paver or pavement parking stalls and impervious (more durable) surfacing for drive aisles. STORMWATER

Project will implement this practice – YES_____

Describe how this practice will be implemented and the benefits -

Project will not implement this practice – NO_____

Reason this practice cannot be integrated into this project -

BOROUGH OF HIGHTSTOWN
SUGGESTED GREEN DEVELOPMENT PRACTICES GUIDE

- 5 Develop innovative and progressive stormwater best management practices that embrace ecosystem-based, natural and sustainable versus artificial and high-maintenance means of treating storm water quality at the conceptual design phase (e.g., raingardens; bioretention swales/basins). STORMWATER

Project will implement this practice – YES _____

Describe how this practice will be implemented and the benefits -

Project will not implement this practice – NO _____

Reason this practice cannot be integrated into this project -

- 6 Re-think stormwater management - do not think of stormwater as a by-product - manage stormwater as a resource. Implement stormwater harvesting elements such as collection of stormwater in cistern that is pumped into a building for water closet flushing, or into a water feature using solar-powered pumps. STORMWATER

Project will implement this practice - YES _____

Describe how this practice will be implemented and the benefits -

Project will not implement this practice – NO _____

Reason this practice cannot be integrated into this project -

BOROUGH OF HIGHTSTOWN
SUGGESTED GREEN DEVELOPMENT PRACTICES GUIDE

- 7 Implement solar or other alternative energy generation systems for the building, or planned development. Seek to attain a minimum goal of 20% electric energy generation from on-site alternative, sustainable sources, or a 20% reduction in energy consumption through site and building design features. ENERGY

Project will implement this practice – YES_____

Describe how this practice will be implemented and the benefits -

Project will not implement this practice – NO_____

Reason this practice cannot be integrated into this project -

- 8 Implement L.E.D. lighting technology for site lighting fixtures. Consider solar electric generation for pedestrian scale lighting systems and/or project signs. ENERGY

Project will implement this practice – YES_____

Describe how this practice will be implemented and the benefits -

Project will not implement this practice – NO_____

Reason this practice cannot be integrated into this project -

BOROUGH OF HIGHTSTOWN
SUGGESTED GREEN DEVELOPMENT PRACTICES GUIDE

- 9 Where feasible, apply the following site planning techniques to all applications - *Site planning should respect climate and wind orientation to ensure proper building siting enabling energy conservation (e.g. maximize southern building exposure for use of solar energy, consider proper wind orientation to reduce negative effects of cold winter winds and to take advantage of cooling summer breezes). Implement landscape that reinforces these techniques.* ENERGY

Project will implement this practice – YES _____

Describe how this practice will be implemented and the benefits –

Project will not implement this practice – NO _____

Reason this practice cannot be integrated into this project –

- 10 Demonstrate exterior building design features or elements that promote passive solar shading and natural daylighting for interior spaces (window "awnings" and windows that enable indirect lighting of interior spaces). ENERGY

Project will implement this practice – YES _____

Describe how this practice will be implemented and the benefits -

Project will not implement this practice – NO _____

Reason this practice cannot be integrated into this project -

BOROUGH OF HIGHTSTOWN
SUGGESTED GREEN DEVELOPMENT PRACTICES GUIDE

- 11 A significant amount of energy can be expended shipping construction materials long distances. Therefore, the applicant is encouraged to specify and implement site furnishings, site improvements and exterior building materials that are manufactured locally - within a radius of 500 miles. Provide a description of what is proposed and from where they will be obtained. – RESOURCES AND STRUCTURES

Project will implement this practice – YES _____

Describe how this practice will be implemented and the benefits -

Project will not implement this practice – NO _____

Reason this practice cannot be integrated into this project -

- 12 Construction Waste Management – The applicant is encouraged to divert construction, demolition and land clearing debris from landfill disposal, and recycle and or salvage at least 50% to 75% (by weight) all construction, demolition and land clearing waste. RESOURCES

Project will implement this practice – YES _____

Describe how this practice will be implemented and the benefits -

Project will not implement this practice – NO _____

Reason this practice cannot be integrated into this project -

BOROUGH OF HIGHTSTOWN
SUGGESTED GREEN DEVELOPMENT PRACTICES GUIDE

- 13 Project will preserve and repurpose existing structures.

Project will implement this practice – YES_____

Describe how this practice will be implemented and the benefits-

Project will not implement this practice – NO_____

Reason this practice cannot be integrated into this project -

- 14 The applicant is encouraged to research local artists and implement indigenously inspired art in the landscape (sculpture - garden - mural/relief - artistic site furnishing, etc.) - one application per building or per 300 residential units. SOCIAL

Project will implement this practice – YES_____

Describe how this practice will be implemented and the benefits-

Project will not implement this practice – NO_____

Reason this practice cannot be integrated into this project -

BOROUGH OF HIGHTSTOWN
SUGGESTED GREEN DEVELOPMENT PRACTICES GUIDE

- 15 Reduce Light Pollution - Eliminate all light trespass from the building and site. SOCIAL

Project will implement this practice – YES _____

Describe how this practice will be implemented and the benefits -

Project will not implement this practice – NO _____

Reason this practice cannot be integrated into this project -

BOROUGH OF HIGHTSTOWN
SUGGESTED GREEN DEVELOPMENT PRACTICES GUIDE

Other Green Development Practices that could be voluntarily implemented, exceeding building code requirements, to be listed for verification as part of code official review, but distinctly separate from the requirements of the building code review.

Project will implement other practices – YES_____

Describe what additional practices will be implemented -

Describe benefits expected from the additional practices -

Project will not implement additional practices – NO_____

BOROUGH OF HIGHTSTOWN SUGGESTED GREEN DEVELOPMENT PRACTICES GUIDE

This list of green building practices includes suggested additional elements that can be incorporated into building design. These tend to introduce sustainable design practices into the building itself as opposed to the previous Guide which focuses on site improvements. These are offered as supplemental ideas for applicant consideration and discussion with the Borough; the Applicant is not obligated to provide specific intentions on any of these at this time.

Water Use Reduction

Maximize water efficiency within buildings - use high efficiency fixtures, dry fixtures such as waterless urinals, and occupant sensors to reduce the potable water demand. WATER

Recycled Content

Specify a minimum of 25% of building materials that contain in aggregate, a minimum of 20% post-consumer or 40% post-industrial recycled content material. RESOURCES

Construction IAQ (Indoor Air Quality) Management Plan

Develop and implement an AQ Management Plan for the construction and pre-occupancy phases of the building. Can use the Sheet Metal and Air Conditioning National Contractors Association (SMACNA) AQ Guideline for Occupied Buildings under Construction, 1995. AIR

Low-Emitting Materials

Reduce the quantity of indoor air contaminants, e.g., VOCs from adhesives, sealants, paints, composite wood products and carpet systems, that are odorous or potentially irritating to provide installer and occupant health and comfort. AIR

Commissioning

Verify and ensure that fundamental building elements and systems are designed, installed and calibrated to operate as intended. ENERGY

Green Roofs

Implement green roof planting on flat roof multi-story buildings - alternatively implement light color for roof surface. ENERGY

Energy Star

- 1) Incorporate Energy Star-labeled building products, lighting, heating and cooling, appliances, and plumbing.
 - 2) Achieve Energy Star certification for residential or commercial buildings.
- (see: <http://www.energystar.gov/index.dm?c=home.index>) - ENERGY