



The Borough of Hightstown Planning Board

156 Bank Street, Hightstown, New Jersey 08520
609-490-5100, extension 617

PLANNING BOARD MEETING AGENDA REORGANIZATION/REGULAR MEETING

February 11, 2019– 7:30 P.M.

Meeting called to order by Fred Montferrat

PLEASE TURN OFF ALL CELL PHONES DURING YOUR ATTENDANCE AT THIS MEETING TO AVOID SOUNDS/RINGING OR CONVERSATIONS THAT MAY INTERFERE WITH THE RECORDING OR THE ABILITY OF ATTENDEES TO HEAR THE PROCEEDINGS. THANK YOU FOR YOUR COOPERATION.

STATEMENT: Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act, pursuant to Public Laws 1975, Chapter 231. Said notice was advertised in the Trenton Times and Windsor-Hights Herald as required by law, and is posted in the Borough Clerk's Office.

Flag Salute

Roll Call – Planning Board

Approval of Agenda

Nomination: Vice Chairperson

Approval of Minutes: January 14, 2019 Regular Meeting

Public Comment

Old Business

1) Green Development Practices Checklist – Carmela Roberts and Beverly Asselstine

New Business

Committee and Professional Reports

Chairman and Board Member Comments

Adjournment

Hightstown Planning Board
Reorganization and Regular Meeting
January 14, 2019, 7:30 p.m.

OPEN SESSION

Fred Montferrat, Chairman, called the meeting to order at 7:34 p.m. and read the Open Public Meetings Act statement: "Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act, pursuant to Public Law 1975, Chapter 231. Said notice was sent to the Trenton Times and the Windsor-Hights Herald and is posted in the Borough Clerk's office."

Flag Salute

Roll Call

	PRESENT	ABSENT	LATE ARRIVAL
Mr. Montferrat, Chairman	X		
Mayor Quattrone	X		
Councilman Misiura	X		
Ms. Asselstine	X		
Ms. Colavecchio		X	
Mr. Rosenberg	X		
Mr. Searing	X		
Mr. Cicalese	X		
Mr. Jackson	X		
Mr. Balcewicz, Alt. #1	X		
Mr. Cabot, Alt. #2	X		

Also in attendance: Sandy Belan, Planning Board Secretary, Robyn Wright, Planning Board Attorney and Brian Slaugh, Planning Board Planner. Carmela Roberts, Planning Board Engineer was not present.

APPROVAL OF AGENDA

Mr. Montferrat asked for a motion to approve the agenda. Motion made by Mr. Balcewicz and seconded by Mayor Quattrone to approve the agenda.

Roll Call Vote: Mr. Montferrat, Mayor Quattrone, Mr. Misiura, Mr. Jackson, Ms. Asselstine, Mr. Rosenberg, Mr. Searing, Mr. Cicalese, Mr. Balcewicz and Mr. Cabot voted yes. Ms. Colavecchio was absent. Motion passed 10-0.

NOMINATIONS – Chairman and Vice Chairman

Motion made by Mayor Quattrone to nominate Fred Montferrat to serve as Chairman. Motion seconded by Mr. Jackson.

Mr. Searing moved to close the nominations for Chairman. Mr. Misiura seconded.

Roll Call Vote: Mr. Montferrat, Mayor Quattrone, Mr. Misiura, Mr. Jackson, Ms. Asselstine, Mr. Rosenberg, Mr. Searing, Mr. Cicalese, Mr. Balcewicz and Mr. Cabot voted yes. Ms. Colavecchio was absent. Motion passed 10-0.

Motion made by Mr. Misiura to nominate Joshua Jackson to serve as Vice Chairman. Motion seconded by Mayor Quattrone.

Mr. Searing moved to close the nominations for Vice Chairman. Mr. Cicalese seconded.

Roll Call Vote: Mr. Montferrat, Mayor Quattrone, Mr. Misiura, Mr. Jackson, Ms. Asselstine, Mr. Rosenberg, Mr. Searing, Mr. Cicalese, Mr. Balcewicz and Mr. Cabot voted yes. Ms. Colavecchio was absent. Motion passed 10-0.

OATH OF OFFICE

Mayor Quattrone swore in the following Planning Board Members:

Steve Misiura, Class III
Bill Searing, Class II
Raymond Cabot – Alternate #2
Ryan Rosenberg

APPROVAL OF MINUTES

Mr. Montferrat asked if there were any corrections or comments to the minutes of the December 10, 2018, Regular Meeting.

Mr. Balcewicz noted the following corrections: Resolution 2019-01 – Meeting Schedule; Ordinance regarding Arbors, Gazebos, Pergolas and Tree Houses – change from bi-annual to “biennially (every two years). This change will be forwarded to the Borough Clerk. Joe Balcewicz not Joe Cicalese met with the Grant Writer.

Motion made by Mr. Cicalese and seconded by Mr. Cabot to approve the December 10, 2018, Planning Board minutes as amended.

Roll Call Vote: Mr. Montferrat, Mayor Quattrone, Mr. Misiura, Mr. Jackson, Ms. Asselstine, Mr. Searing, Mr. Cicalese, Mr. Balcewicz and Mr. Cabot voted yes. Mr. Rosenberg abstained. Ms. Colavecchio was absent. Motion passed 9-0.

PUBLIC COMMENT

Mr. Montferrat opened the floor for any public comments.

There being no comments, Mr. Montferrat closed the public comments.

REORGANIZATION RESOLUTIONS

1) Resolution 2019-01 – 2019 Meeting Schedule

Mr. Montferrat asked for a motion to adopt Resolution 2019-01 - Meeting Schedule 2019 as amended. Motion made by Ms. Asselstine and seconded by Mr. Jackson.

Roll Call Vote: Mr. Montferrat, Mayor Quattrone, Mr. Misiura, Mr. Jackson, Ms. Asselstine, Mr. Rosenberg, Mr. Searing, Mr. Cicalese, Mr. Balcewicz and Mr. Cabot voted yes. Ms. Colavecchio was absent. Motion passed 10-0.

RESOLUTION 2019-01 - 2019 MEETING SCHEDULE

BE IT RESOLVED by the Planning Board of the Borough of Hightstown that the meetings of the Planning Board for the remainder of 2019 and for the first meeting in 2020, will be held at 7:30 p. m., at the Hightstown Engine Co. #1 Firehouse Hall, 140 North Main Street, Hightstown, on the following dates:

2019

Monday	January 14, 2019
Monday	February 11, 2019
Monday	March 11, 2019
Monday	April 8, 2019
Monday	May 13, 2019
Monday	June 10, 2019
Monday	July 8, 2019
Monday	August 12, 2019
Monday	September 9, 2019
Tuesday	October 15, 2019
Tuesday	November 12, 2019
Monday	December 9, 2019

2020

Monday	January 13, 2020
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2) Resolution 2019-02 Designating Official Newspapers

Board noted that the newspaper is now under Princeton Packet Publication (formerly referred to as the Windsor-Hights Herald).

Motion made by Ms. Asselstine and seconded Mayor Quattrone to approve Resolution 2019-02 as amended – Designating Official Newspapers (Trenton Times and Windsor-Hights Herald).

Roll Call Vote: Mr. Montferrat, Mayor Quattrone, Mr. Misiura, Mr. Jackson, Ms. Asselstine, Mr. Rosenberg, Mr. Searing, Mr. Cicalese, Mr. Balcewicz and Mr. Cabot voted yes. Ms. Colavecchio was absent. Motion passed 10-0.

RESOLUTION 2019-02 DESIGNATING OFFICIAL NEWSPAPERS

BE IT RESOLVED by the Planning Board of the Borough of Hightstown that the *Trenton Times* and the Princeton Packet Publication (formerly referred to as the *Windsor-Hights Herald*) are hereby designated as the official newspapers for the year 2019.

3) Resolution 2019-03 – Appointing the Planning Board Secretary

Motion made by Mr. Misiura and seconded by Mayor Quattrone to appoint Sandra Belan as the 2019 Planning Board Secretary.

Mr. Cicalese moved that the nominations be closed. Motion seconded by Mr. Cabot.

Roll Call Vote: Mr. Montferrat, Mayor Quattrone, Mr. Misiura, Mr. Jackson, Ms. Asselstine, Mr. Rosenberg, Mr. Searing, Mr. Cicalese, Mr. Balcewicz and Mr. Cabot voted yes. Ms. Colavecchio was absent. Motion passed 10-0.

RESOLUTION 2019-03 APPOINTING PLANNING BOARD SECRETARY

WHEREAS, there exists a need for a Planning Board Secretary for the Borough of Hightstown Planning Board; and

WHEREAS, it is the desire of the Planning Board to appoint Sandra S. Belan to this position; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Hightstown, as follows:

1. Sandra S. Belan is hereby appointed as Planning Board Secretary for the year 2019 at the rate of \$25.00 per hour.
2. A copy of this Resolution shall be placed on file with the Borough Clerk.
3. A notice of this action shall be published once in an official newspaper of the Borough as required by law.
4. This Resolution is contingent upon the provision of funding in the Borough's 2019 budget, where funds are being made available.

4) Resolution 2019-04 – Appointing the Planning Board Engineer

Motion made by Mayor Quattrone and seconded by Mr. Cicalese to appoint Carmela Roberts, Roberts Engineering Group to serve as the Planning Board Engineer for 2019.

Mr. Searing moved that the nominations be closed. Ms. Asselstine seconded.

Roll Call Vote: Mr. Montferrat, Mayor Quattrone, Mr. Misiura, Mr. Jackson, Ms. Asselstine, Mr. Rosenberg, Mr. Searing, Mr. Cicalese, Mr. Balcewicz and Mr. Cabot voted yes. Ms. Colavecchio was absent. Motion passed 10-0.

RESOLUTION 2019-04 – APPOINTING PLANNING BOARD ENGINEER

WHEREAS, there exists a need for engineering services for the Planning Board of the Borough of Hightstown, and

WHEREAS, Carmela Roberts, Roberts Engineering Group, LLC has served in the previous years as both the Borough Engineer and the Planning Board Engineer, and

WHEREAS, the Planning Board desires the continued services of Ms. Roberts for the 2019 year as the Planning Board Engineer as stated in her "Hourly Fee Schedule" previously approved by Borough Council.

WHEREAS, this contract is awarded as a "fair and open contract" pursuant to and in accordance with the Local Unit Pay-to-Play Law.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Hightstown, as follows:

1. Carmela Roberts is hereby appointed Planning Board Engineer for the 2019 year.
2. A copy of this Resolution shall be placed on file with the Borough Clerk.
3. A notice of this action shall be published once in an official newspaper of the Borough as required by law.
4. This Resolution is contingent upon the provision of funding in the Borough's 2019 budget, where funds are being made available.

5) Resolution 2019-05 – Appointing Planning Board Attorney

Motion made by Mr. Searing and seconded by Mr. Jackson to appoint Jolanta Maziarz, Ventura, Miesowicz, Keough & Warner, P.C., to serve as the Planning Board Attorney for 2019

Ms. Asselstine moved that the nominations be closed. Mr. Misiura seconded.

Roll Call Vote: Mr. Montferrat, Mayor Quattrone, Mr. Misiura, Mr. Jackson, Ms. Asselstine, Mr. Rosenberg, Mr. Searing, Mr. Cicalese, Mr. Balcewicz and Mr. Cabot voted yes. Ms. Colavecchio was absent. Motion passed 10-0.

**RESOLUTION 2019-05 APPOINTING AND AUTHORIZING AN AGREEMENT FOR
PROFESSIONAL LEGAL SERVICES – VENTURA, MIESOWITZ, KEOUGH & WARNER, P. C.**

WHEREAS, there exists the need for specialized legal services for the Planning Board during 2019; and

WHEREAS, it is the desire of Planning Board to appoint Ventura, Miesowicz, Keough & Warner, P.C., Summit, New Jersey, as Planning Board Attorney for the year 2019; and

WHEREAS, the cost for the proposed services shall be as stated in the "2019 Hourly Fee Schedule" as approved by the Planning Board; and

WHEREAS, funds for this purpose will be made available in the 2019 budget; and,

WHEREAS, the anticipated term of this contract is for the 2019 calendar year, and it may only be renewed upon further action of the Planning Board; and

WHEREAS, this contract is awarded as a "fair and open contract" pursuant to and in accordance with the Local Unit Pay-to-Play Law.

NOW, THEREFORE, BE AND IT IS HEREBY RESOLVED, by the Planning Board of the Borough of Hightstown that the Planning Board Chairman is authorized to execute and the Planning Board Secretary to attest an

agreement between the Borough of Hightstown and Ventura, Miesowicz, Keough & Warner, P.C., for professional legal services for the year 2019.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Hightstown, as follows:

1. The Chairman and Secretary are hereby authorized and directed to execute an Agreement with Jolanta Maziarz, Ventura, Miesowicz, Keough & Warner, P.C., 783 Springfield Ave., Summit, New Jersey 07901-2322.
2. This Contract is awarded without competitive bidding as a "Professional Service" under the provisions of the Local Public Contracts Law, (N.J.S.A. 40A:11-5(a)) as a contract for services to be performed by a person authorized by law to practice a recognized profession that is regulated by law.
3. A copy of this Resolution and Contract shall be placed on file in the Office of the Borough Clerk.
4. Notice of Adoption of this Resolution should be published in an official Borough newspaper.
- 6) Resolution 2019-06 – Appointing Planning Board Planner

Motion made by Mr. Montferrat and seconded by Mr. Cabot to appoint Brian Slaugh, Clarke Caton Hintz, to serve as the Planning Board Planner for 2019.

Motion made by Mr. Searing to close nominations. Motion seconded by Mr. Cicalese.

Roll Call Vote: Mr. Montferrat, Mayor Quattrone, Mr. Misiura, Mr. Jackson, Ms. Asselstine, Mr. Rosenberg, Mr. Searing, Mr. Cicalese, Mr. Balcewicz and Mr. Cabot voted yes. Ms. Colavecchio was absent. Motion passed 10-0.

Mr. Slaugh thanked the Board for the appointment and looks forward to working with the Board again this year.

**RESOLUTION 2019-06 APPOINTING AND AUTHORIZING AN AGREEMENT
FOR PROFESSIONAL PLANNING SERVICES – BRIAN M. SLAUGH**

WHEREAS, there exists the need for specialized planning services for the Planning Board during 2019; and

WHEREAS, it is the desire of Planning Board to appoint Brian M. Slaugh, PP, AICP of the firm Clarke Caton Hintz, 100 Barrack Street, Trenton, New Jersey, as Planning Board Planner for the year 2019; and

WHEREAS, funds for this purpose will be made available in the 2019 budget; and,

WHEREAS, the anticipated term of this contract is for one (1) year, and it may only be renewed upon further action of the Planning Board; and

WHEREAS, this contract is awarded as a "fair and open contract" pursuant to and in accordance with the Local Unit Pay-to-Play Law.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Hightstown, as follows:

1. Brian M. Slaugh is hereby appointed Planning Board Planner for the 2019 year.

2. A copy of this Resolution shall be placed on file with the Borough Clerk.
3. A notice of this action shall be published once in an official newspaper of the Borough as required by law.
4. This Resolution is contingent upon the provision of funding in the Borough's 2019 budget, where funds are being made available.

Subcommittee/Liaison Appointments

Architectural Review Committee	Dodie Colavecchio, Ray Cabot, Ryan Rosenberg
Affordable Housing Subcommittee	Fred Montferrat, Steve Misiura, Joshua Jackson
Bicycle Planning Subcommittee	Beverly Asselstine, Joe Balcewicz, Joe Cicalese
Historic Preservation Commission – Liaison (Meet 7:30 pm, the third Thursday of each month)	Ray Cabot
Environmental Commission – Member (Meet 7:00 pm, the fourth Tuesday of each month)	Joe Cicalese

OLD BUSINESS

1) Green Development Practices Checklist

Ms. Asselstine gave the Board an update. Ms. Roberts will present a draft at the February meeting.

Mr. Misiura suggested that the document be more Hightstown specific – adaptive reuse.

Discussion on requirement that applicant testify.

Mr. Slauch – Checklist normally means something that must be submitted for an application for development. Checklist would have to be adopted by ordinance in order to be enforced.

Ms. Asselstine – It will not be called “checklist.” Suggested Green Development Practices Review. Instead of yes/no questions would be more open ended - how you will address or achieve specific goals.

Ms. Wright – Noted that the standards would need to be concrete if they are required and adopted by the ordinance.

COMMITTEE AND PROFESSIONAL REPORTS

Ms. Asselstine – Resolution will go to Council next week authorizing application to NJDOT for local bicycle and pedestrian assistance program for technical assistance in preparing a Mobility Master Plan; request to Boards, Commissions and local organizations to provide letter of support for this application.

Contacted by Greater Mercer TMA regarding Silver Letter recognition of Hightstown's Safe Routes to Schools Recognition Program.

Downtown Hightstown will hold a "Meet and Greet" January 28 at 7 p.m. at 12 Farms. Mr. Montferrat encouraged Board members to attend.

Mr. Misiura gave the Board an update on the Rug Mill Redevelopment; Mayor and Councilman Misiura will be meeting Tuesday, January 15 with the new developer. Budget 2019 – rezoning Westerlea Apartments (create overlay zone), Fair Share Housing, Gateway Rezoning. Board asked Mr. Slauch to provide a budget for these proposed projects.

There being no further business Mr. Montferrat asked for a motion to adjourn. Motion made by Mr. Jackson and seconded by Mr. Balcewicz. All ayes. Meeting adjourned at 8:36 p.m.

Respectfully submitted,

Sandra Belan
Planning Board Secretary

Borough of Hightstown
GREEN DEVELOPMENT PRACTICES CHECKLIST
Update: 01/08/2018

The "Green Development Practices" are intended to function as "guiding principles" for all Site and Subdivision applications in the Borough of Hightstown. Each applicant shall be expected to responsibly incorporate as many of these items, as practical, into the project design. The practices are offered as a checklist to enable flexibility to be progressive and innovative, since many of these practices are still being incorporated into the mainstream realm 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 resultant neighborhood or business will be efficient in cost, impact and function. This list is not intended to be exclusive; incorporation of additional "Green Development Practices" similar to these items is strongly encouraged to help achieve the goal of making the Borough of Hightstown a more sustainable community.

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

Borough staff will be using this checklist to review the "green" character of an application.

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
- G. SOCIAL – Promote community interaction – gathering – pride – health
- H. AIR – Reduce air pollution / restore air quality

Borough of Hightstown
GREEN DEVELOPMENT PRACTICES CHECKLIST
Update: 01/08/2018

- 1 Specify only indigenous plant species within 300 feet of the Borough Greenbelt. Completely avoid exotic invasive plant species anywhere in the Borough. Borough will maintain a list of species to avoid.

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 can not 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 can not be integrated into this project -

Borough of Hightstown
GREEN DEVELOPMENT PRACTICES CHECKLIST
Update: 01/08/2018

- 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 can not 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 can not be integrated into this project -

Borough of Hightstown
GREEN DEVELOPMENT PRACTICES CHECKLIST
Update: 01/08/2018

- 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). Sand bottom basins are not considered sustainable since they are not ecosystem-based. 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 can not 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 can not be integrated into this project -

Borough of Hightstown
GREEN DEVELOPMENT PRACTICES CHECKLIST
Update: 01/08/2018

- 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 can not 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 can not be integrated into this project -

Borough of Hightstown
GREEN DEVELOPMENT PRACTICES CHECKLIST
Update: 01/08/2018

- 9 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 can not 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 can not be integrated into this project -

Borough of Hightstown
GREEN DEVELOPMENT PRACTICES CHECKLIST
Update: 01/08/2018

- 11 Specify and implement site furnishings, site improvement and exterior building materials that are manufactured locally - within a radius of 500 miles - Provide list of products and manufacturer location to be evaluated with resolution compliance. 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 can not be integrated into this project -

- 12 Construction Waste Management - Divert construction, demolition and land clearing debris from landfill disposal. 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 can not be integrated into this project -

Borough of Hightstown
GREEN DEVELOPMENT PRACTICES CHECKLIST
Update: 01/08/2018

- 13 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 can not be integrated into this project -

- 14 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 can not be integrated into this project -

Borough of Hightstown
GREEN DEVELOPMENT PRACTICES CHECKLIST
Update: 01/08/2018

Other Green Building 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
GREEN DEVELOPMENT PRACTICES CHECKLIST
Update: 01/08/2018

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 checklist which focuses on site improvements. These are offered as supplemental ideas for applicant consideration and discussion with the Township; 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 IAQ Management Plan for the construction and pre-occupancy phases of the building. Can use the Sheet Metal and Air Conditioning National Contractors Association (SMACNA) IAQ 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.cfm?c=home.index>) – ENERGY