

West Windsor Township Green Development Practices Checklist - Cover Sheet

February 14, 2019

Adopted by Environmental Commission

Development

Application Name:

Princeton Executive Park

PB 19-15

Application #

Address (Location):

Meadow Road and Old Meadow Road @ Route 1 North

Town & State

Address (Mailing):

Harborside 3, 210 Hudson Street, Suite 400,

Jersey City, NJ 07311

Town & State

Name & Title:

Thomas Golden

Vice President, Development, Mack-Cali Realty Corporation

Person Completing

Print Name

Title

Checklist

X

Signature

4/23/2020

Date

I (above) certify that the information provided herewith is true and accurate to the best of my knowledge.

The "Green Development Practices" are intended to function as "guiding principles" for all Site and Subdivision applications in West Windsor Township. 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 West Windsor Township a more sustainable community.

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

Township 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.

Attached Checklist:

6 pages

Cover Sheet

Princeton Executive Park

PB 19-15

DEVELOPMENT APPLICATION NAME

DEVELOPMENT APPLICATION #

1. Landscape					
	Item	YES	Describe how this practice will be implemented and the benefits	NO	Reason this practice can not be integrated into this project
a	Plants - Specify only indigenous plant species within 3,000 feet of the Township Greenbelt and elsewhere when possible. Completely avoid exotic invasive plant species. Township will offer guidance for species to avoid.	<input type="checkbox"/>		<input checked="" type="checkbox"/>	A majority of the overall site planting is indigenous, with some not-native species mixed in at building foundations and to provide a diverse and effective plant palette at buffer areas. No exotic invasive species have been specified anywhere on site.
b	Develop landscape and stormwater maintenance specifications that employ integrated pest management post-bond to assure implementation for five years after occupancy	<input checked="" type="checkbox"/>	Formal landscape maintenance specifications have not yet been developed. IPM practices will be considered at resolution compliance..	<input type="checkbox"/>	
Total		<input type="checkbox"/>		<input type="checkbox"/>	

2. Water					
a	Construct drip landscape irrigation in lieu of spray systems and/or install soil water sensors to conserve irrigation water use.	<input checked="" type="checkbox"/>	Formal irrigation plans have not yet been developed. Final plans will include drip irrigation within all planting beds. Final irrigation systems will include soil water sensors.	<input type="checkbox"/>	
b	Maximize water efficiency – Use low flow fixtures for faucets, toilets and shower heads, dry fixtures, or occupant sensors.	<input type="checkbox"/>		<input type="checkbox"/>	To be determined
c	Use native, drought tolerant plants to reduce landscape watering	<input checked="" type="checkbox"/>	Specified planting is native and/or naturalized and can withstand mild drought conditions	<input type="checkbox"/>	
d	Provide a system for recycling grey water (non-potable / landscape)	<input type="checkbox"/>		<input checked="" type="checkbox"/>	Smart sensors will be installed in landscaped areas because they are less complex, more resilient and less expensive than grey water, and the ecological cost of the pumps and pipe are greater than the saved water.
Total		<input type="checkbox"/>		<input type="checkbox"/>	

3. Stormwater Management					
	Item	YES	Describe how this practice will be implemented and the benefits	NO	Reason this practice can not be integrated into this project
a	Design and construct 10% to 30% of parking lots with pervious pavements (eco-pavers, etc.). Consider pervious paver or pavement parking stalls and drive aisles where permitted by code.	<input type="checkbox"/>		<input checked="" type="checkbox"/>	Fine-grained, relatively impermeable soils are present at shallow depths across most of the site, and the presence of hydraulically restrictive layers such as silt or clay (fines), rock, or groundwater restrict the flow of water into the underlying soils. Excessive excavation, soil export and import of suitable backfill would be necessary.
b	Utilize pervious materials for pedestrian sidewalks and paths.	<input checked="" type="checkbox"/>	Permeable paving has been specified at all outdoor gathering/amenity terraces	<input type="checkbox"/>	
c	Develop innovative and progressive stormwater best management practices that embrace ecosystem-based, natural and sustainable versus artificial and high-maintenance means of treating stormwater 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.	<input checked="" type="checkbox"/>	Ecosystem-based stormwater best management practices have been integrated into the design of the proposed stormwater management basins by limiting the sand bottom infiltration areas to only that area required to meet the groundwater recharge requirement leaving the remainder of the basin bottom vegetative to enhance water quality. Vegetative swales have been incorporated into the stormwater conveyance system where appropriate.	<input type="checkbox"/>	
d	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.	<input checked="" type="checkbox"/>	The proposed stormwater management system relies in large part on the retention basin previously constructed on Block 9.03, Lot 12.02 in 2006 per NJDEP stream encroachment permit. The basin will include aerators that enhance the visual interest of the feature. A bikeway is proposed along the top of the basin to provide an elevated view.	<input type="checkbox"/>	
Total		<input type="checkbox"/>		<input type="checkbox"/>	

4. Energy					
	Item	YES	Describe how this practice will be implemented and the benefits	NO	Reason this practice can not be integrated into this project
a	Implement solar or other alternative energy generation systems for the building, or planned development. Goal: 20% electric energy generation from on-site sustainable sources.	<input type="checkbox"/>		<input checked="" type="checkbox"/>	Alternative systems generate costly increases to the price of providing housing where there are noncommensurate gains on an infill site where there is already substantial government and private investment in existing infrastructure
b	Lighting - Implement L.E.D. lighting technology for site lighting fixtures. Consider solar powered pedestrian scale lighting systems and signage. Install motion sensors & timers for lights.	<input checked="" type="checkbox"/>	All site light fixtures include LED technology. Timers for certain site lighting will be used to reduce overnight lighting levels in parking lots.	<input type="checkbox"/>	
c	Energy Use Reduction – Building design promotes passive solar shading & natural daylighting. Implement green roof or light color roof surface. Specify energy efficient windows. Install high eff. HVAC. Install Energy Star compliant equipment & fixtures.	<input checked="" type="checkbox"/>	Energy Star appliances will be specified in all units	<input type="checkbox"/>	
d	Apply site planning techniques, from the W.W.Twp. high density housing ordinance - Site planning for climate & wind orientation siting building to promote energy conservation (e.g. max. south, solar building exposure, consider prevailing wind - reduce effect of cold winter wind & enhance cool summer breeze). Landscape design enhances conservation.	<input checked="" type="checkbox"/>	Nearly 60% of the residential buildings are oriented with the longest building side facing north/south. Structures are close together to create a wake in the wind (weakening wind velocity) to help save heating costs Windbreak buffers and substantial amounts of shade trees are incorporated into the plans.	<input type="checkbox"/>	
Total		<input type="checkbox"/>		<input type="checkbox"/>	

5. Resources					
	Item	YES	Describe how this practice will be implemented and the benefits	NO	Reason this practice can not be integrated into this project
a	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	<input checked="" type="checkbox"/>	Products and Manufacturer locations within a 500 mile radius will be provided at the time of resolution compliance	<input type="checkbox"/>	
b	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.	<input checked="" type="checkbox"/>	At least 50% to 75% of all construction, demolition and land clearing waste will be recycled, diverted or salvaged.	<input type="checkbox"/>	
Total		<input type="checkbox"/>		<input type="checkbox"/>	

6. Social					
	Item	YES	Describe how this practice will be implemented and the benefits	NO	Reason this practice can not be integrated into this project
a	Art - Implement indigenously inspired art in the landscape (sculpture — garden — mural/ relief — artistic site furnishing, etc.) - one application per building or per 300 residential units.	<input checked="" type="checkbox"/>	Art to be identified at the time of resolution compliance. The play grounds present an opportunity for art, perhaps metal panels on the play or dog-run fences. Possibly a kinetic sculpture that has some movement with the wind within the Park space.	<input type="checkbox"/>	
b	Reduce Light Pollution - Eliminate all light trespass from the building & site.	<input checked="" type="checkbox"/>	Lights at property lines are shielded to eliminate light trespass, except at intersections entering the site and at the roundabout at Meadow Road	<input type="checkbox"/>	
Total		<input type="checkbox"/>		<input type="checkbox"/>	

7. Transportation					
	Item	YES	Describe how this practice will be implemented and the benefits	NO	Reason this practice can not be integrated into this project
a	Bicycles - Bicycle friendly parking area and road design, including exclusive or shared marked bike lanes and crossings. Provide lockable bicycle parking and lockers and showers for employees to encourage biking to work. Multi family residences should have accessible bicycle storage areas.	<input checked="" type="checkbox"/>	An 8' wide Bike Way has been designed around the entire perimeter of the project to provide residents an amenity for a healthy lifestyle. Bicycle Racks have been provided along the pathway as well as at the Hotel for employees	<input type="checkbox"/>	
b	Pedestrian – Pedestrian friendly design, to encourage walking between buildings. Follow best practices in design including sidewalks, crosswalks, signs and safe access to parking lots and buildings.	<input checked="" type="checkbox"/>	All sidewalks have been designed to be 6' wide to encourage side by side walking and easy passing of pedestrians. Crosswalks have been located throughout the site for safe road crossing. Signs as well as Pedestrian Flashing Signal Beacons have been utilized to increase Pedestrian Friendly Design	<input type="checkbox"/>	
c	Public Transportation – Provide safe pedestrian and bicycle access to available nearby public transportation. Provide or work with transportation officials to provide a safe and dry waiting area for nearby public transportation.	<input type="checkbox"/>		<input checked="" type="checkbox"/>	Safe pedestrian and bicycle access is provided to the adjoining streets but there is no nearby public transportation.
d	Electric vehicles – Provide electric vehicle charging stations with minimum Level 2 (240 volt) capability. Charging spots should be clearly marked as reserved for vehicles while charging only.	<input checked="" type="checkbox"/>	Spaces will be designated for electric charging vehicle stations at the time of resolution compliance.	<input type="checkbox"/>	
Total		<input type="checkbox"/>		<input type="checkbox"/>	

8. Other Green Building Practices					
	Item	YES	Describe how this practice will be implemented and the benefits	NO	Reason this practice can not be integrated into this project
a	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.	<input type="checkbox"/>		<input type="checkbox"/>	
b		<input type="checkbox"/>			
c		<input type="checkbox"/>			
	Total	<input type="checkbox"/>		<input type="checkbox"/>	

THANK YOU