CITY OF LONG BRANCH
COUNTY OF MONMOUTH

ORDINANCE NO. O-13-24

AN ORDINANCE AMENDING CHAPTER 345, "ZONING," ATTACHMENT 1, "GREEN DEVELOPMENT CHECKLIST" OF THE CODE OF THE CITY OF LONG BRANCH

WHEREAS, the on April 22, 2014, the City of Long Branch (hereinafter referred to as "City") Municipal Council adopted Resolution No. 95-14, and adopted a Sustainable Land Use Pledge; and

WHEREAS, submission of the Green Development Checklist is required for any site plan approval and is incorporated in City Code Chapter 345, "Zoning," Attachment 1; and

WHEREAS, the City is desirous of amending Chapter 345, "Zoning," by amending Attachment 1 "Green Development Checklist."

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Long Branch that the following Subsection of Chapter 345 of the City Code be and is hereby amended to read as follows:

Deletions are indicated by ~~strike through~~
Additions are indicated in **bold underline**
Language that remains unchanged is not highlighted in anyway

SECTION I

Chapter 345 Zoning

Attachment 1 Green Development Checklist for Determining Site Plan Application Completeness

GREEN DEVELOPMENT CHECKLIST	YES	NO	COMMENTS
A. CONTEXT			
1. Is the site a redevelopment or brownfield site? [SJ]			
2. Is the site served by public transit, or easily accessible on foot or by bicycle? [SJ]			
3. Is there a train service within ½ mile or bus service within ¼ mile? [SJ]			
4. Are the roads within the development designed as "Complete Streets?" [SJ] (Examples: sidewalks, enhanced crosswalks, traffic calming, bike lanes, transit shelters)			

~~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.~~ **5.** Does the development provide or enhance the following:			
a) A mix of land use types? Please list. [SJ]			
b) Housing diversity by type and income? [SJ]			
c) Civic & public spaces or have proximity to them? [SJ] (Examples: open plazas, courtyards, public art)			
d) Recreation facilities and green space/parks (or have proximity to them) and is it part of an integrated network? [SJ]			
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? [SJ]			
~~f) Access to or partnerships with local farms or farmers' markets to promote local food production?~~			
g) Open space? [SJ]			
h) Natural features such as rivers, streams, shorelines, wetlands, forests, or wildlife habitats? [SJ]			
~~i) Pedestrian access to waterfronts?~~			
~~j) Regional stormwater management? (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 measures.)~~			
B. SITE DEVELOPMENT	**YES**	**NO**	**COMMENTS**
1. Does the design provide for the following:			
a) Minimum site disturbance during construction**, including tree protections, reduced energy and water use, low-emitting equipment, and sustainable waste** ~~[SJ]~~			

~~b) Increased erosion and sedimentation control beyond county or municipal requirements?~~			
~~c)~~ **b)** Low Impact Design features such as: [SJ]			
▪ 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)~~ **c)** Regenerative Design? [SJ]			
▪ 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? [SJ]			
3. Does the site provide alternatives to single occupancy vehicles such as van spaces, bike storage and changing facilities, and alternative energy vehicle parking? [SJ]			
~~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? (IPM takes advantage of all appropriate pest management options including, but not limited to, the judicious use of pesticides.)~~			
C. GREEN BUILDING	**YES**	**NO**	**COMMENTS**
1. Does the building(s) meet any criteria for a Certified Green Building? [SJ] (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)			
2. Is the building oriented to maximize the benefits of daylighting and energy conservation and minimize any detrimental impacts on surrounding sites? [SJ] (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.)			
3. Water Reduction [SJ]			
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? http://www.epa.gov/WaterSense/docs/matrix508.pdf			
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?			
e) Does the building include a water leak-detection system?			
4. Energy [SJ]			
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 incorporate electric-powered systems for non-typical applications, including space conditioning, hot-water systems, or cooking?			
d) Does the project include an exterior envelope with enhanced performance that exceeds the applicable codes? Please list the appropriate design measures.			
~~e)~~ **e.** Does the building include onsite energy generation, e.g. solar or wind?			
~~d)~~ **f.** What is the anticipated energy savings expected to be realized from any or all of the above?			
~~e)~~ **g.** What are the anticipated carbon emission reductions?			
5. Indoor Air Quality [SJ]			
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?~~ **Are other measures being used to improve indoor air quality? Please advise**			
6. Materials [SJ]			

a) Is an existing building being reused? If so, to what extent - 100%, 75%, 50%?			
b) ~~Are there waste management/recycling plans in place to divert construction, demolition and land clearing debris from landfill disposal?~~ **Are there construction and solid waste management plans in place to divert construction, demolition and land clearing debris from landfill disposal?**			
c) Are any building materials reused on or off-site?			
d) Do new building materials contain recycled content? If so, to what extent (%)?			
e) Are building materials extracted, processed or manufactured locally or within the region (within a 500-mile radius)?			
f) During operation, does the building have collection and storage areas adequate in size and location for recyclables and electronic waste?			
7. Will the project employ workforce training for sustainable practices, including green housekeeping; pest management; green construction practices; and energy, water, and indoor air quality monitoring?			

SECTION II

If any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudications shall apply to the section, paragraph, subsection, clause, or provision, so adjudicated, and the remainder of the Ordinance shall be deemed valid in effect.

SECTION III

Any ordinance or parts thereof in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

SECTION IV

This Ordinance shall take effect upon passage and publication in accordance with the applicable law.

Introduced: May 22, 2024
Adopted: June 12, 2024

MOVED: **Voogt**
SECONDED: **Vieira**

AYES: **4**
NAYS: **0**
ABSENT: **1 (Celli)**
ABSTAIN: **0**

Date: 6-13-2024

Amanda Caldwell

Amanda Caldwell

Date: 6-13-2024

John Pallone

John Pallone