

LAND USE AND DEVELOPMENT

207 Attachment 8

**BOROUGH OF RARITAN**

**Checklist 7  
for Determining Site Plan Application Completeness for  
GREEN DEVELOPMENT  
Chapter 207, Land Use and Development  
Borough of Raritan, Somerset County, New Jersey**

Name of Application Janssen Building 920  
Multi-Purpose Building Application No. \_\_\_\_\_

Block 2 Lot 17 Date Filed 6.24.22

This checklist must be completed and submitted with any application for site plan approval. 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 building 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 Borough 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 Borough.

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 on the checklist.

Note: See Article VIII of Chapter 207, Land Use and Development, of the Code of the Borough of Raritan for further details of submission requirements and procedures.

	YES	NO	COMMENTS
A. CONTEXT			
1. Is the site a redevelopment or brownfield site?		X	
2. Is the site served by public transit, or easily accessible on foot or by bicycle?	X		
3. Is there train service within 1/2 mile or bus service within 1/4 mile?	X		

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	YES	NO	COMMENTS
4. Do the roads within the development comply with the Borough's Complete Streets policy? (Examples: sidewalks, enhanced crosswalks, traffic calming, bike lanes, transit shelters)	X		
5. Does the development include historic preservation, or adaptive reuse of existing facilities?		X	
6. Does the site's location, scale or use support the historic context of surrounding historic properties?		NA	
7. Does the development provide or enhance the following:			
a) A mix of land use types? Please list.	X		lawn, rec space, woods, wetlands
b) Housing diversity by type and income?			N/A
c) Civic and public spaces or have proximity to them? (Examples: open plazas, courtyards, public art)		X	yes but they are not public
d) Recreation facilities and green space/parks (or have proximity to them) and is it part of an integrated network?		X	yes but they are not public
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?	X		Application proposes Continuation of banked parking
f) Access to or partnerships with local farms or farmers' markets to promote local food production?	X		grow your own garden on campus
g) Natural features such as streams, wetlands, forests or the Raritan River?	X		streams, wetlands and wooded areas are not impacted
h) 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.)	X		
	YES	NO	COMMENTS
B. SITE DEVELOPMENT			
1. Does the design provide for the following:			
a) Minimum site disturbance during construction?	X		
b) Increased erosion and sedimentation control beyond county or municipal requirements?			N/A
c) Low-impact design features such as:			
• Bioswales		X	
• Rain gardens	X		
• Green roofs		X	
• Pervious pavements		X	
• Green walls (Also known as vertical gardens, they are designed and engineered for maximum biofiltration of indoor air, thermal regulation and aesthetics.)		X	
• Trees (beyond that required by the ordinance)		X	
• Indigenous plant species (noninvasive species, low-maintenance landscaping)	X		

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	YES	NO	COMMENTS
• On-site management of vegetative waste		X	
d) Regenerative design?			
• Does the site design conserve habitat, wetlands or water bodies?	X		The site was previously developed
• Does the site design include restoration of habitat, wetlands or water bodies?			N/A
• Does the project include long-term conservation management of habitat, wetlands or water bodies?			N/A
2. Does the site minimize heat island effects through reduced paving, enhanced landscaping or other methods?	X		no paving proposed. the new epdm roof is white
3. Does the site provide alternatives to single-occupancy vehicles such as van spaces, bike storage and changing facilities, and alternative energy vehicle parking?			N/A
4. Does the site include light pollution reduction techniques that help prevent misdirected or excessive light to reduce glare, light trespass, and sky-glow?	X		
5. Does the site include energy efficient site lighting and controls?	X		
6. Do the landscape and stormwater management specifications employ integrated pest management practices?	X		native species plants are specified
	YES	NO	COMMENTS
C. GREEN BUILDING			
1. Will the building(s) meet any criteria for a Certified Green Building? (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 <a href="http://rcgb.rutgers.edu">http://rcgb.rutgers.edu</a> or <a href="https://new.usgbc.org/leed">https://new.usgbc.org/leed</a> .)	X		Project will seek LEED certification
2. Is the building oriented to maximize the benefits of daylighting and energy conservation and minimize any detrimental impacts on surrounding sites? (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.)	X		see comment below

The building utilizes the site and a large canopy to control daylighting by shading the glazed southern and east facades during the summer months while allowing more daylighting into the building during the winter months. The grove of deciduous and evergreen trees along the southern edge of the building will provide shading during the warmer months to reduce the need for mechanical cooling and allows for more daylighting during winter, as well as act as a wind break to reduce the need for mechanical heating. The building improves the previous condition of the butler building by stepping away from the building 920 southern façade to improve daylighting into the building

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	YES	NO	COMMENTS
3. Water Reduction			
a) Does the building provide a 20% or greater reduction beyond minimum water efficiency standards set by the EPA? <a href="http://www.cepa.gov/WaterSense/docs/matrix508.pdf">http://www.cepa.gov/WaterSense/docs/matrix508.pdf</a>	X		
b) Does the building employ water conservation features, including low-flow fixtures, waterless urinals, or sensor-controlled faucets?	X		
c) Does the building capture and re-use rainwater, gray water and storm water?		X	
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?	X		
b) Does the project incorporate Energy Star-labeled building products?	X		
c) Does the building include on-site energy generation, e.g., solar or wind?		X	
d) What is the anticipated energy savings expected to be realized from any or all of the above?	X		expect savings will exceed NJ energy code by 7%
5. Indoor Air Quality			
a) Does the building utilize natural ventilation and efficient use of outdoor air during heating and cooling periods?	X		no natural ventilation but use of outdoor air
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?	X		
6. Materials			
a) Is an existing building being reused? If so, to what extent: 100%, 75%, 50%?		X	this is a new building
b) Are there waste management/recycling plans in place to divert construction, demolition and land clearing debris from landfill disposal?	X		
c) Are any building materials reused on or off site?		X	
d) Do new building materials contain recycled content? If so, to what extent (%)?	X		% yet to be determined
e) Are building materials extracted, processed or manufactured locally or within the region?	X		% yet to be determined