

ORDINANCE No. 10 - 15

**ORDINANCE OF THE BOROUGH OF MOUNT ARLINGTON, MORRIS
COUNTY, NEW JERSEY, TO AMEND THE LAND USE ORDINANCE OF
THE BOROUGH OF MOUNT ARLINGTON**

WHEREAS, the Borough of Mount Arlington finds that the public welfare will be served by assuring that further commercial and civic development is consistent with the Borough of Mount Arlington's desire to create a more sustainable community; and

WHEREAS, on July 13, 2009, the Borough of Mount Arlington adopted Resolution #2009-103, which adopted a Sustainable Land Use Pledge.

NOW THEREFORE, BE IT ORDAINED by the Governing Body of the Borough of Mount Arlington as follows:

The "Land Use" Ordinance is amended to include the Green Development Checklist (the Checklist). The completion of the Checklist by applicants is mandatory; however, compliance with the Checklist items is not a condition of approval.

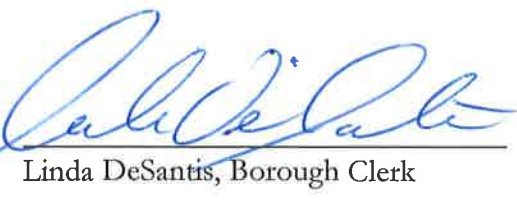
This Ordinance shall take effect upon final publication as provided by law.

I HEREBY CERTIFY this to be a true and correct Ordinance of the Mayor and Borough Council of the Borough of Mount Arlington, adopted on September 1, 2015 and will be further considered after a Public Hearing held on October 6, 2015 at the Municipal Building at 7:00 p.m.

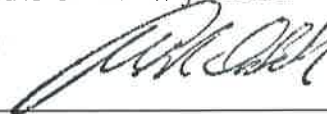
INTRODUCED:

PUBLISHED:

ATTEST:


Linda DeSantis, Borough Clerk

BOROUGH OF MOUNT ARLINGTON
COUNTY OF MORRIS
STATE OF NEW JERSEY


Arthur Ondish, Mayor

**RESOLUTION OF THE MAYOR AND BOROUGH COUNCIL
OF THE BOROUGH OF MOUNT ARLINGTON, IN THE
COUNTY OF MORRIS, NEW JERSEY, ENDORSING THE SUSTAINABLE
LAND USE PLEDGE**

WHEREAS, land use is an essential component of overall sustainability for a municipality; and

WHEREAS, poor land use decisions can lead to and increase societal ills such as decreased mobility, high housing costs, increased greenhouse gas emissions, loss of open space and the degradation of natural resources; and

WHEREAS, well planned land-use can create transportation choices, provide for a range of housing options, created walk-able communities, preserve open space and allow for continued use of vital natural resources; and

WHEREAS, given New Jersey's strong tradition of home rule and local authority over planning and zoning, achieving a statewide sustainable land-use pattern will require municipalities to take the lead.

NOW, THEREFORE, the Mayor and Borough Council of the Borough of Mount Arlington, County of Morris, State of New Jersey, resolve to take the following steps with regard to our municipal land-use decisions with the intent of making Mount Arlington a truly sustainable community. It is our intent to include these principles in the next master plan revision and to update our zoning accordingly.

1. Facilities Siting: We pledge to the extent feasible, to take into consideration factors such as walk ability, bike ability, access to transit and proximity to other uses when siting new or relocated municipal facilities. The action of a municipality when locating their own facilities can set a positive precedent and encourage other public and private sector entities to consider sustainable land use considerations into account when locating their own facilities.

2. Housing Variety: We pledge, through the use of our zoning and revenue generation powers, to foster a diverse mix of housing types to meet the needs of people from all ages and walks of life and to allow residents to live and work in a municipality through various states of their lives.

3. Natural Resource Preservation: We pledge to preserve open space and create recreational opportunities within our municipality. As the most densely populated state in the nation, open space in New Jersey is at a premium. Preserving what is left of our open space, for its ecological and recreational value, is critical for a sustainable future. Further, if feasible, we pledge to complete a Natural Resources Inventory to identify and assess the extent of our natural resources and to link natural resource management and protection to carrying capacity analysis and land use planning and zoning.

4. Transportation Choices: We pledge to create transportation choices within our municipality by considering all modes of transportation, including walking, biking, transit and automobiles, when planning transportation projects. Given that emissions from transportation, mainly passenger cars, make up the largest of the states carbon footprint, creating transportation alternatives at the local level is critical to reducing the state's overall carbon footprint.

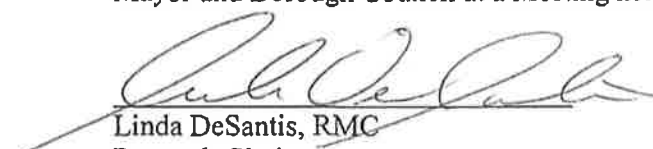
5. Mix of Uses: We pledge to use our zoning power to allow for a mix of uses in areas that make the most sense for our municipality and the region. Development is not needed in every municipality, But where development makes sense, land use patters that segregate uses such as commercial and residential create an environment where the only feasible mode of transportation is the automobile. Allowing for a mix of compatible land uses, residential units above retail stores, for example, can help reduce the necessity of driving by allowing people to walk to various destinations.

6. Green Design: We pledge to incorporate the principles of green design and renewable energy generation when updating our site land and subdivision requirements. Green design strategies not only improve the environmental performance of buildings but lessen the impact of those buildings on the surround environment. Such strategies include energy efficiency, water conservation, indoor environmental quality, use of recycled renewable materials, construction waste reduction , reduced auto use, tree preservation, native planning, and avoidance of environmentally sensitive features.

7. Regional Cooperation We pledge to reach out to administrations of our neighboring municipalities concerning land use decisions, and to take into consideration their concerns when making regional level land use decisions. Local land use discussions can often have regional impact, even though they are decided exclusively by one municipality. For example, a large mall built one municipality can affect the traffic and real opportunities in neighboring towns.

8. Parking Regulations: We pledge to reevaluate our parking requirements with the goal of limiting the amount of required parking spaces and promoting shared parking. In areas where walking, biking and transit are possible, stringent parking requirements can hinder the goal of creating vibrant centers that have a critical mass or people to support local arts, shopping and other services . Flexible parking requirements decrease the amount of land dedicated to parking lots, storm water runoff, land clearing, and heat island effects, while promoting transportation alternatives to individual automobile use. Evaluate areas to install safe and secure bicycle parking. Evaluate parking revenues, where fees for parking maybe implemented or needs to be implemented.

I hereby certify this to be an accurate and true resolution as approved by the Mayor and Borough Council at a Meeting held on July 13, 2009.



Linda DeSantis, RMC
Borough Clerk

Borough of Mount Arlington Green Development Checklist

Adopted September 2015

Overview

The Borough of Mount Arlington requires completion of this Green Development Checklist as part of any application for site plan or subdivision approval. While completion of this checklist is mandatory, it is for informational purposes only, and provides the Borough with important information regarding the use of various sustainable development practices within the municipality.

The Green Development Checklist is divided into three (3) sections, each weighing the potential impacts of the proposed development:

- (1) The first section addresses the proposed development site within its regional and local context, examining its physical location, development capacity and connectivity to infrastructure;
- (2) The second section addresses development of the site itself; and
- (3) The third section addresses green building practices for structures on the site.

Instructions

For each question, please check "YES" or "NO" and provide a brief explanation of how the development will address this practice or why the practice is not used or otherwise inapplicable.

Green Development Checklist

Applicant Name: _____ Date of Application: _____

Location of Proposed Development: _____

Section 1: Regional and Local Context

Question	Yes	No	Comments
Is the site a redevelopment, brownfield or infill location?			
Is the site served by public transit, pedestrian and bicycle networks?			
Is there train service within ½ mile or bus service within ¼ mile?			
Are the roads within the development designed as "Complete Streets?"			
Does the development include historic preservation or adaptive reuse of existing facilities?			
Does the site's location, scale or use support any historic building conditions off site within its context?			
Does the development provide or increase the following:			
▪ A mix of land use types? Please list.			
▪ Housing diversity by type and income?			
▪ Civic and public spaces (or have proximity to them)?			
▪ Recreation facilities and green space/parks (or have proximity to them) and is it part of an integrated ecological network?			
▪ Alternative parking designs such as reduced parking ratios, a percentage of compact stalls, banked parking, shared parking, priority parking for low emission vehicles and provisions for bicycle storage?			
▪ Open space?			
▪ Natural features?			

Section 2: Site Development

Question	Yes	No	Comments
Does the design provide for the following:			
▪ Minimum site disturbance during construction?			
▪ Low Impact Design features?			
• Bio-swales?			
• Rain gardens ?			
• Green Roofs ?			
• Pervious pavements?			
• Green Walls?			
• Trees ?			
• Indigenous species (non-invasive species, low maintenance landscaping)?			
• Does the site provide for onsite management of vegetative waste?			
▪ Regenerative Design?			
• Does the site design for habitat, wetlands or water body conservation?			
• 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?			
Does the site minimize heat island effects through reduced paving, landscaping or other methods?			
Does the site provide alternatives to single occupancy vehicles such as van spaces, bike storage and changing facilities, and alternative energy vehicle parking?			
Does the site include Light Pollution Reduction and energy efficient site lighting and controls?			
Does the site consider landscape and stormwater maintenance specifications that employ integrated pest management post-bond to assure implementation for five years after occupancy?			

Section 3: Green Building

Question	Yes	No	Comments
Does the building(s) meet the criteria for a Certified Green Building?			
Is the building oriented to maximize benefits of daylighting, viewsheds and energy and to minimize detrimental impacts on surrounding sites?			
Water Reduction			
Does the building provide a 20% or greater reduction beyond minimum water efficiency standards set by the EPA or local government, whichever is greater?			
Does the building employ water conservation features – including low-flow fixtures, waterless urinals, sensor-controlled faucets?			
Does the building incorporate rainwater, gray water + storm water capture and re-use?			
Is wastewater treated on site and recharged to the ground?			
Energy			
Does the building reduce energy usage through efficient heating and cooling, geothermal technology, enhanced daylighting, efficient lighting, occupant controls and an efficient building envelope?			
Does the project incorporate Energy Star-labeled building products?			
Does the building include onsite energy generation?			
What is the anticipated energy savings?			
What are the anticipated carbon emission reductions?			
Indoor Air Quality			
Is natural ventilation and efficient use of outdoor air during heating and cooling periods utilized?			
Are other measures being used to improve indoor air quality? Please describe.			

Materials

Is an existing building being reused?
100%, 75%, 50%?

Are there construction waste
management plans in place?

Are there solid waste management plans
in place?

Are building materials reused?

Do building materials contain recycled
content?

Are building materials sourced within the
region (within 500 mile radius)?