ORDINANCE NO. 11-10

BOROUGH OF NORTH PLAINFIELD
COUNTY OF SOMERSET
STATE OF NEW JERSEY

AN ORDINANCE TO AMEND, REVISE AND SUPPLEMENT THE BOROUGH CODE OF THE BOROUGH OF NORTH PLAINFIELD, CHAPTER XXII, ENTITLED “LAND DEVELOPMENT”, SPECIFICALLY SECTION 22-56, ENTITLED “SUBMITTAL PROCEDURE”

WHEREAS, the Borough Code of the Borough of North Plainfield, Chapter XXII, entitled “Land Development”, specifically Section 22-56, entitled “Submittal Procedure”, subsection (c) sets forth a checklist of items which must be included in an application for development in the Borough of North Plainfield; and,

WHEREAS, the Borough Council of the Borough of North Plainfield believes that this checklist of items should be amended, revised and supplemented to require more detail from applicants who seek to develop property within the Borough of North Plainfield.

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of North Plainfield, County of Somerset, State of New Jersey that the Borough Code of the Borough of North Plainfield, Chapter XXII, entitled “Land Development”, Section 22-56, entitled “Submittal Procedure”, subsection (c) is hereby revised, amended and supplemented as follows:

“c. A complete application for preliminary approval shall consist of the following:

1. Name and title of applicant, owner and person preparing map and/or plan.

2. Place for signature of Chairman and Secretary of Planning Board or Zoning Board of Adjustment and Borough Engineer.

3. Tax map lot and block numbers.

4. Date.
5. Title and key map (at a scale of 1”=2000’, 2” square minimum) showing the location of the development.

6. Proposed use or uses of the land and buildings.

7. Present map and/or plans at an engineer’s scale no smaller than one inch equals fifty feet (1”=50’) nor larger than one inch equals twenty feet (1”=20’). The size of sheets shall not exceed thirty-six inches by twenty-four inches (36”x 24”).

8. Scale and graphic scale.

9. North arrow, in the same direction on all sheets.

10. Survey of the property prepared by a licensed land surveyor of the New Jersey, showing boundaries of properties, line of all existing streets and roads, easements, rights-of-way and areas dedicated to public use within two hundred feet (200’) of the development. This sheet should also contain the North arrow, scale in feet and graphic scale, name and address and professional license number and seal of the person who prepared the survey.

11. The names of all owners of record of all adjacent properties, with lot and block numbers, parcel numbers and tax map numbers, within two hundred feet (200’) of the property.

12. Show existing and proposed buildings with dimensions showing the first floor elevation, present and finished grade elevations at all corners and entrances. Present buildings and structures to be removed should be indicated.

13. A topographic map to delineate existing contours at two foot (2’) intervals, up to ten feet (10’) beyond property lines, as well as proposed grading and contours, wooded areas, trees (where four inches (4”) or greater in diameter measured two feet (2’) above ground level for the area to be disturbed), floodplain zone, ponds, streams and drainage ditches and any other geographical features.

14. The location of all existing and proposed structures, i.e. walls, fences, culverts, bridges, roadways, etc., with grade elevations for each structure.

15. Existing zones of the development site and any different zones within two hundred feet (200’) of the property.

16. The distance in feet from the property line (measured along the center line of the existing street abutting the property) to the nearest intersection.

17. The boundaries of the property, building and setback lines, lines of existing streets, lots, reservations, easements and areas dedicated to public use.

18. Locations of all utility structures and lines, existing and proposed sanitary sewer/storm water drainage on-site and any proposed sanitary sewer/storm water
drainage improvements off-site, as well as telephone, power and light, water, hydrant locations, sewer, gas, etc., whether privately or publicly owned, with manholes, inlets, pipe sizes, grades, inverts and directions of flow.

19. Location, size and nature of the entire lot or lots in question; the location of contiguous lots owned by the applicant or owner of record or in which the applicant has a direct interest, even though only a portion of the entire property is involved in any development. Provide on a key map, if necessary.

20. All proposed easements and public and community areas.

21. All means of vehicular ingress and egress to and from the site onto public streets, showing the size and location of driveways, curb cuts and curbing, sight lines and radii.

22. Location and design of off-street parking areas, showing their size and the locations of internal circulation, traffic patterns, parking spaces, aisles, driveways, curbing, barriers and wearing surface finishes and construction.

23. Location, arrangement and dimensions of truck loading and unloading platforms and docks.

24. Indicate provisions for refuse and garbage disposal. Ensure that areas are not exposed to view, are unpolluting, covered from weather and are secure from vandalism.

25. Provisions for screening of storage equipment, attached or separate from buildings.

26. All existing or proposed exterior lighting (freestanding and/or on a building) for size, nature of construction, lumens, heights, area and direction of illumination, footcandles produced, as well as time controls proposed for outdoor lighting and display.

27. All existing and proposed signs and their sizes; nature of construction and location, height and orientation, including all identification signs, traffic-directional signs and arrows, freestanding and façade signs and time control for sign lighting, if any.

28. Locations, dimensions and construction of off-site sidewalks, on-site exits, walks and sidewalks. Provision should be made for pedestrian safety, access ways and, where necessary, a bicycle system and racking.

29. Proposed screening, green areas, landscaping and fencing, including a planting plan and schedule (sizes, types and numbers).

30. Improvements to adjoining streets and roads and traffic control devices necessary in streets or highways. Acceleration and deceleration lanes, paving, land dedication or acquisition for roads should also be shown.
31. Copies of any covenants and deed restrictions intended to cover any area of the development site.

32. Elevations, sketches, renderings or pictures of any new buildings or structures.

33. Preliminary architectural floor plans and elevations with the name, address, professional number and seal of the architect.

34. For fire prevention, must show consideration for service lines, hydrants, Siamese connections, automatic sprinkler systems, no-parking fire zones and pavement and wall signs.

35. Dimensions of all of the above on the map or plan so that the scaling will not be necessary.

Checklist Items

The following checklist items relate to “sustainable building practices.” Applicants are required to provide all the following items, but these items are not required for submission.

Sustainable Sites:

36. Site Selection: Have you avoided development of inappropriate sites and reduced the environmental impact from the location of a building on the site?

37. Development Density & Community: Is development in areas with existing infrastructure, protecting greenfields and preserving habitats and natural resources?

38. Brownfield Development: Are you rehabilitating damaged sites where development is complicated by environmental contamination, reducing pressure on undeveloped land?

39. Alternative Transportation-Public Transportation Access: Is the development near public transportation sites?

40. Alternative Transportation-Bicycle Storage and Changing Rooms: Do bicycle storage areas and changing rooms exist?

41. Site Development-Protect or Restore Habitat: Are you conserving existing natural areas and restoring damaged areas to provide habitat and promote biodiversity?

41. Stormwater Design-Quantity Control: Have you taken steps to limit disruption of natural water hydrology by reducing impervious cover, increasing on-site filtration, reducing or eliminating pollution from stormwater runoff and eliminating contaminants?
42. **Stormwater Design-Quality Control**: Have you taken steps to limit disruption and pollution of natural water flows by managing stormwater runoff?

43. **Heat Island Effect**: Have you provided shade, paving materials with solar reflectance index of at least twenty-nine (29), or do you have an open grid pavement system or is fifty percent (50%) of your parking spaces under cover?

44. **Heat Island Effect-Roof**: Have you taken steps to reduce the amount of heat that is reflected off of your roof?

45. **Light Pollution Reduction**: Have you taken steps to minimize light trespass from the building and site, reduce sky-glow to increase night sky access, improve nighttime visibility through glare reduction and reduce development impact on nocturnal environments?

46. Have you used building massing to gather wind for the dispersion of air pollutants?

47. Have you used building massing to mitigate noise pollution?

48. Have you used building massing and vegetated screening to gather wind for the filtration/dispersion of air pollutants?

49. Have you used roof-top gardens and adjacent courtyards to mitigate air pollution and noise?

50. Have you oriented the building(s) toward southern exposure?

51. Have you created any rain gardens to manage stormwater runoff?

52. Have you sited taller buildings to minimize shadows on open space and other buildings?

53. Have you oriented open space to maximize winter solar exposure?

54. Have you provided tree canopy cover and reduced hardscape for areas with high summer solar exposure?

55. Have you minimized disturbed areas by limiting, clearing and grading to a carefully described development envelope?

56. Have you encouraged the growth of native and well-adapted species and eliminated the need for fertilization and pesticides?

57. Have you reduced soil erosion?
58. Have you promoted natural recharge and infiltration without the threat of surface contamination?

59. Have you reduced runoff volumes and peak runoff rates?

60. Have you linked landscape elements to form a continuous network of forage, water and cover?

61. Have you created “fingers” of habitat that reach into the urban landscape from a creek?

62. Have you created zones that provide a diversity of habitat and shelter through layers of plant heights and types?

63. Have you selected native plants that provide food and shelter for song birds, mammals, insects, etc.?

**When Waterways Are Adjacent**

64. Have you stabilized and protected slopes, water quality and existing vegetation?

65. Have you provided access via pathways, bridges, boardwalks and concerns for safety?

66. Have you provided connections to stormwater systems, habitat networks, pedestrian and recreation areas?

**Water Efficiency**

67. Have you provided water efficient landscaping-reducing water needed for vegetation?

68. Have you provided water efficient landscaping-no potable use or no irrigation?

69. Have you increased the extent of on-site landscaping?

70. Have you provided graywater systems?

71. Have you provided blackwater systems?

**Materials and Resources**

72. Have you provided for storage and collection of recyclables?

73. Have you reused portions of the existing building, such as walls, floors or roof?
74. **Construction Waste Management**: Have you diverted construction waste from landfills?

75. Have you reused five percent (5%) of the existing building?

76. Have you reused ten percent (10%) of the existing building?

77. Do your building materials incorporate recycled content?

78. **Local/Regional Materials**: Are building materials extracted, processed and manufactured locally/regionally?

79. **Rapidly Renewable Materials**: Have you used rapidly renewable materials, such as bamboo, wool, cotton insulation, agrifiber, linoleum, wheatboard, strawboard and/or cork?

80. **Use of Certified Wood**: Have you used wood-based materials and products which are certified in accordance with the Forest Stewardship Council’s (“FSC”) Principles and Criteria?

81. Have you used crushed gravel and concrete as a sub-base?

82. Have you used saw cut concrete as dry-laid retaining walls, edging for planting beds or unit pavers?

83. Have you reused asphalt as a sub-base or aggregate?

84. Have you reused gravel and tar roofing materials from demolished buildings?

**Energy and Atmosphere**

85. **On-Site Renewable Energy**: Have you installed any renewable energy systems, such as photovoltaic (solar panels), geothermal or other?

86. **Green Power**: Have you provided at least thirty-five percent (35%) of the building’s electricity from renewable sources (renewable sources are as defined by the Center for Resource Solutions (CRS) Green e-products certification requirements)?

87. Have you provided for opportunities for vegetated screens, awnings, overhangs and adjustable shade structures on buildings with high summer solar exposure?

**Indoor Air Quality**

88. Have you provided for up-draft ventilation and an air scoop for natural ventilation?
89. Have you incorporated under floor displacement ventilation?

90. Have you oriented the majority of glazing to optimize daylighting potential and heat gain during the winter season?

91. Have you oriented thermal mass (materials that absorb, store and conduct heat) and insulation to take advantage of southern exposure while blocking northern winds?

92. Have you provided for rooftop gardens to reduce solar gain and insulate in winter?

93. Have you provided atrium spaces?

94. Have you provided shade structures, awnings and overhangs?

95. Do you have an internal heat recovery system?

96. Have you provided photovoltaic integration?

97. Have you separated mechanical spaces?

**Innovation and Design Process**

98. **LEED Accredited Professional Utilization:** At least one (1) principal participant of the project team shall be a LEED Accredited Professional (“AP”).

99. **Innovation in Design:** Explain in writing any additional actions you have taken to make the construction of your project energy efficient or to make your development energy efficient.”

**NOW, THEREFORE, BE IT FURTHER ORDAINED** that:

1. All ordinances or portions of ordinances which are inconsistent with this ordinance shall be repealed as to their inconsistencies only.

2. If any provision or paragraph of this ordinance shall be held invalid by any court of competent jurisdiction, the same shall not affect the other provisions or paragraphs of this ordinance, except so far as the provision or paragraph so declared invalid shall be separable from the remainder or any portion thereof.

3. This ordinance shall take effect, after final passage, twenty (20) calendar days following action or inaction by the mayor as provided by law or an override of a mayoral veto by
the council, whichever is applicable and publication in accordance with law, unless a resolution is adopted, pursuant to N.J.S.A. 40:69A-181(b), declaring an emergency and providing that this ordinance shall take effect at an earlier date.

INTRODUCED: October 11, 2011
PASSED: 
PUBLISHED: 
ADOPTED: 
ROLL CALL: 
AYES: 
NAYS: 
ABSTAIN: 
ABSENT: 

ATTEST:

________________________  ____________________
Richard Phoenix, RMC     Skip Stabile, Council President

________________________
Michael Giordano, Mayor