



TOWN OF WESTFIELD

**MAUREEN LAWSHE, RMC
TOWN CLERK**

Via Certified Mail/RR

Date: February 25, 2025

TO: Union County Planning Board
Township of Clark Municipal Clerk
Township of Cranford Municipal Clerk
Borough of Garwood Municipal Clerk
Borough of Mountainside Municipal Clerk
Township of Scotch Plains Municipal Clerk
Township of Springfield Municipal Clerk

FROM: Maureen Lawshe, Town Clerk *M. Lawshe*

RE: GENERAL ORDINANCE NO 2025-05
AN ORDINANCE TO AMEND THE LAND USE ORDINANCE OF THE TOWN OF WESTFIELD
IN REGARD TO A GREEN DEVELOPMENT CHECKLIST

Pursuant to NJSA 40:55D-15, enclosed please find a certified copy of the above referenced ordinance which was approved on first reading by the Westfield Town Council at a Regular Meeting held February 25, 2025. The public hearing is scheduled for March 11, 2025 at 8:00 PM, Council Chambers, Westfield Municipal Building, 425 East Broad Street, Westfield, New Jersey 07090.

Enc.

cc: Don Sammet
Town Planner

James H. Gildea
Town Administrator



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**TOWN OF WESTFIELD
WESTFIELD, NEW JERSEY
GENERAL ORDINANCE NO. 2025-05**

**AN ORDINANCE TO AMEND THE LAND USE ORDINANCE OF THE TOWN OF
WESTFIELD IN REGARD TO A GREEN DEVELOPMENT CHECKLIST**

WHEREAS, on June 11, 2024, the Mayor and Council of the Town of Westfield adopted Resolution Number 153-2024 which adopted a Sustainable Land Use Pledge that resolves to apply land use principles when completing Master Plan Elements and amending Town land use ordinances; and

WHEREAS, on September 8, 2020, the Town of Westfield adopted a resolution establishing a Green Building Policy for civic, commercial, and residential buildings that includes a pledge to continue to incorporate the principles of green design and renewable energy generation to the extent feasible in municipal buildings and design and when updating site plan and subdivision requirements for residential and commercial buildings and properties; and

WHEREAS, the Mayor and Council of the Town of Westfield desire to update and incorporate the Green Development Checklist, that includes various green development design strategies that can be implemented as part of a residential or commercial development, into Article 6, entitled “Construction Permits, Zoning Approvals and Certificates of Occupancy” and Article 9, entitled “Submission Requirements for Development Regulations” of the Land Use Ordinance of the Town of Westfield. The information provided in the checklist will guide and inform the dialogue between an applicant and the Town 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 Town; and

WHEREAS, the Mayor and Council of the Town of Westfield finds that the public welfare will be served by assuring further development is consistent with the Town's desire to create a more sustainable community; and

NOW, THEREFORE BE IT ORDAINED, as follows:

Section I. Article 6, titled “Construction Permits, Zoning Approvals and Certificates of Occupancy”, is hereby amended by adding a new subsection 6.02.01 to be titled “Green Development Checklist” which shall read as follows:

A completed Green Development Checklist shall be submitted for all projects that remove, permit, or cause soil to be removed from or to be filled, placed or replaced on any place within the Town, for all grading or earthwork in excess of 200 square feet on all developed or undeveloped properties. 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 purpose of this checklist is to: raise sustainable (green) design practices and track Westfield's overall sustainable (green) design practices. These practices include: reduce energy usage; increasing electrification; increasing the use of alternative energy; implementing water conservation measures; improving air quality; increasing the use of electric vehicles; reducing waste and increasing the use of recycled and green building materials; improving biodiversity as well as the site's ability to absorb rainfall by increasing use of native plants.

The above practices support Westfield's objective to meet and exceed the State goals to reduce greenhouse gases by 2050 to 20% or less than the amount released in 2006. As Westfield has 0.33% of New Jersey's population, but 0.53% of New Jersey's residential greenhouse gas emissions, our town plays an integral part of meeting this goal.

Section II. Article 9, titled "Submission Requirements for Development Applications", subsection 9.13 titled "Green Development Checklist" is hereby amended to read as follows:

§9.13 GREEN DEVELOPMENT CHECKLIST

In addition to the requirements indicated elsewhere in this article, all applications for development shall complete and submit the following Green Development Checklist. 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 purpose of this checklist is to: raise sustainable (green) design practices and track Westfield's overall sustainable (green) design practices. These practices include: reduce energy usage; increasing electrification; increasing the use of alternative energy; implementing water conservation measures; improving air quality; increasing the use of electric vehicles; reducing waste and increasing the use of recycled and green building materials; improving biodiversity as well as the site's ability to absorb rainfall by increasing use of native plants.

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* Indicates required question

I. Contact Information

I. Name of Applicant *

2. Applicant's Address: *

3. Phone: *

4. Email: *

II. Property Information:

5. Project Use: * *Mark only one oval.*

- Single Family Detached Home
- Two Family Detached Home
- Multi-Family
- Non-Residential
- Mixed Use- Residential/Non-Residential

6. Provide general project description including; new construction or renovation, what the project will be used for and general information about the project. *

7. Property Address *

8. Property Block and Lot *

9. Overall square footage of existing, and proposed all improvement coverage % . *

10. Is property identified in the Historic Preservation section of the Master Plan as an individual site or as part of an historic district? * *Mark only one oval.*

- Yes, individual site
- Yes, part of a historic district
- No

11. Is the project locally designated as a historic site or located within a locally designated historic district? * *Mark only one oval.*
- Yes, locally designated
 - Yes, located within a locally designated historic district
 - No
12. Is an EV charger being installed as part of this project? * *Mark only one oval.*
- Yes
 - No
13. Is this work influenced by information learned during an energy audit? * *Mark only one oval.*
- Yes
 - No
 - Not application-New Construction
14. Will any structures on the site be demolished as part of the project? * *Mark only one oval.*
- Yes
 - No
 - Not applicable
15. Are any sustainable incentives being applied to this project such as; PSEG, Inflation Reduction Act, or another other affiliation? * *Mark only one oval.*
- Yes
 - No
16. Does the project/development make use of a life cycle assessment? * *Mark only one oval.*
- Yes
 - No
17. Will the building be NET Zero, Energy Star, LEED, Living Building Challenge, WELL, or Passive House, or any other rating systems? * *Check all that apply.*
- Yes- Net Zero
 - Yes- Energy Star

- Yes- LEED
- Yes- Living Building Challenge
- Yes- WELL
- Yes- Passive House
- None
- Other:

18. Are there any existing areas of contamination on the site? * *Mark only one oval.*

- Yes
- No

III. Storm water Management

Thoughtful storm water management can reduce flooding and protect natural habitats.

19. Does the project remove and/or reduce impervious coverage? * *Mark only one oval.*

- Yes
- No

20. Will the project disturb an area within 200 feet of a surface body of water? * *Mark only one oval.*

- Yes
- No

21. Is the property within a flood hazard zone? * *Mark only one oval.*

- Yes
- No

22. Will storm water runoff flow into adjacent surface waters? * *Mark only one oval.*

- Yes
- No

23. Does project incorporate additional storm water management practices beyond what is required to meet current regulations? * *Mark only one oval.*

- Yes
- No

24. Are you implementing porous pavement, or other pervious materials for pedestrian walkways, patios, or other low use hardscape areas? * *Mark only one oval.*
- Yes
 - No
25. Does the project remove any existing impervious parking lots and if so, will they be replaced with pervious pavement, green infrastructure or restored to a natural site? * *Mark only one oval.*
- Yes
 - No
 - N/A- This project is a single family detached home, or a two-family detached home
26. Does the project capture and re-use rainwater, gray water, or storm water? ex: rain barrel? * *Mark only one oval.*
- Yes
 - No
27. Are there low impact Design features such as the following: * *Check all that apply.*
- Bio-swales
 - Rain gardens
 - Green/blue roofs
 - pervious pavement
 - green walls
 - retention basin
 - water efficient landscape practices
 - Other: _____

IV. Water Conservation

Water conservation is crucial for ensuring sustainable resources for future generations, protecting ecosystems, and mitigating the impacts of climate change.

28. Does the project employ water conservation features such as, but not limited to low flow fixtures, waterless urinals, sensor-controlled faucets? Refer to [US EPA watersense](#) * *Mark only one oval.*
- Yes
 - No

29. Does the project include a whole house water filtration? * *Mark only one oval.*
- Yes
 - No
30. Does the project include a reverse osmosis water treatment system? * *Mark only one oval.*
- Yes
 - No
31. Is a drop irrigation or other water reducing sprinkler system being installed? * *Mark only one oval.*
- Yes
 - No

V. Site design and the natural environment-landscape scope

Proper site design optimizes land use and resource efficiency, reducing environmental impact by minimizing habitat disruption, managing stormwater effectively, and promoting biodiversity.

Native plants provide essential benefits by supporting local wildlife, enhancing biodiversity, and Requiring less water and maintenance compared to non-native species, making them ideal for sustainable landscaping.

32. Does the project require a tree removal permit? * *Mark only one oval.*
- Yes
 - No
33. Are any trees being removed? * *Mark only one oval.*
- Yes
 - No
34. Are there measures to reduce or control erosion on the site? * *Mark only one oval.*
- Yes
 - No
35. Does the project minimize disturbed areas by limiting clearing and grading to a carefully described development envelope? * *Mark only one oval.*

- Yes
 - No
36. Does the project plan to install native trees or shrubs that provide habitat and or shade? * *Mark only one oval.*
- Yes
 - No
37. Are native plants and trees, or other methods of enhancing the landscape, incorporated into the landscaping design? * *Mark only one oval.*
- Yes
 - No
38. Any soil remediation measures proposed to improve soil health and facilitate infiltration? (Such as decomposition?) * *Mark only one oval.*
- Yes
 - No
 - Unsure
39. Has a soil test been performed? * *Mark only one oval.*
- Yes
 - No
40. Does the project use bird-safe glass? * *Mark only one oval.*
- Yes
 - No
 - N/A- This project is a single family detached home, or a two-family detached home

VI. Energy Reduction

Reducing energy consumption lowers greenhouse gas emissions, decreases air pollution, and conserves natural resources, thereby contributing to a healthier environment and mitigating climate change.

41. Are weatherization improvements being proposed? Such as increased insulation, window improvements, and sealant installation at windows and doors? * *Mark only one oval.*
- Yes
 - No

42. Does the project exceed the NJ energy code? * *Mark only one oval.*
- Yes
 - No
43. Are Energy Star appliances being used? * *Mark only one oval.*
- Yes
 - No
44. Does the project include a back-up power system? * *Mark only one oval.*
- Yes- Gas Generator
 - Yes-Diesel Generator
 - Yes- Battery
 - Yes-other
 - No-none
45. Will heating-cooling and appliances be powered exclusively by electricity? * *Mark only one oval.*
- Yes
 - No
46. Does the project employ a ground source (geothermal, most efficient) or air source heat pump system? * *Mark only one oval.*
- Yes- Ground
 - Yes-Air
 - Neither
47. Does the project reduce energy usage by reducing thermal transfer through efficient and or passive heating and cooling? * *Mark only one oval.*
- Yes
 - No
48. Does the project reduce energy usage through enhanced daylighting or solar shading over fenestration on south facing facades (or perhaps solar film?) * *Mark only one oval.*
- Yes
 - No
49. Does the project utilize occupant controls for HVAC, Lighting control

systems, or outlet control? (i.e.: Lutron, nest, or other smart home technologies) * *Mark only one oval*

- Yes
- No

50. Is a tankless/on demand water heater or heat pump water heater being installed? * *Mark only one oval.*

- Yes- Tankless/on demand
- Yes-Heat Pump Water Heater
- No-neither

51. Are there measures to reduce/offset the heat island effect? Such as reduced and/or light colored paving or roofing. landscaping or other design methods? * *Mark only one oval.*

- Yes
- No
- N/A- This project is a single family detached home, or a two-family detached home

52. Does the project include heat recovery ventilation? (HRV or ERV) * *Mark only one oval.*

- Yes
- No

VII. Solar Energy

Solar energy benefits the environment by providing a clean, renewable source of power that reduces reliance on fossil fuels, lowers greenhouse gas emissions, and minimizes air and water pollution.

53. Does the project use solar energy or solar ready conduits? * *Mark only one oval.*

- Yes- Solar Energy
- Yes- Solar Ready Conduits
- No-neither

54. Does the project have solar panel array that is rotated for maximum efficiency production? * *Mark only one oval.*

- Yes
- No

55. Does the project include onsite energy generation other than solar

(wind/geothermal/etc.)? * *Mark only one oval.*

- Yes
- No

VIII. Electric Vehicle and Alternative Transportation:
Multi-Family and Non- Residential

Electric vehicles and alternative transportation options reduce greenhouse gas emissions and air pollution, contributing to cleaner air and a decrease in the overall carbon footprint.

56. Is the project within 1/2 mile from a train or bus station? **Mark only one oval.*

- Yes
- No
- N/A- This project is a single family detached home, or a two-family detached home

57. Does the project promote the use of alternate transportation such as bike parking? * *Mark only one oval.*

- Yes
- No
- N/A- This project is a single family detached home, or a two-family detached home

58. Does project exceed the state EV charging requirements? * *Mark only one oval.*

- Yes
- No
- N/A- This project is a single family detached home, or a two-family detached home

59. Does the project provide safe and secure bicycle parking? * *Mark only one oval.*

- Yes
- No
- N/A- This project is a single family detached home, or a two-family detached home

60. Does the property provide for dedicated pedestrian circulation? * *Mark only one oval.*

- Yes

- No
 - N/A- This project is a single family detached home, or a two-family detached home
61. Does the project feature preferred parking from carpool or vanpool, or other electric/ hybrid vehicles? * *Mark only one oval.*
- Yes
 - No
 - N/A- This project is a single family detached home, or a two-family detached home

IX. Air Quality

Increasing air quality enhances public health, supports biodiversity, and promotes healthier ecosystems, ultimately leading to a more sustainable environment and improved quality of life for all.

62. Will the project make efforts to reduce construction emissions (i.e.: dust, odor, smoke, microplastics) during construction or after completion? (ex; negative pressure machines, plastic retention kits etc.) * *Mark only one oval.*
- Yes
 - No
63. Does the project utilize building systems to improve indoor air quality? (Ie filtration systems/ozone etc.) * *Mark only one oval.*
- Yes
 - No
64. 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? * *Mark only one oval.*
- Yes
 - No

X. Building Material and waste:

Using recycled and reclaimed materials conserves natural resources, reduces energy consumption, minimizes waste in landfills, and lowers greenhouse gas emissions, contributing to a more sustainable and environmentally friendly economy.

65. Please elaborate on how recycled and reclaimed materials were used in the project. *

66. Do demolition and recycling for the project exceed the municipal recycling requirements? *Mark only one oval.*

- Yes
- No

67. Will any building materials removed from the project be resold and or reclaimed for future use? *
Mark only one oval.

- Yes
- No

68. Will the project and its components be easily recyclable at the end of their useful lives * *Mark only one oval.*

- Yes
- No

69. Does the project use sustainable materials included but not limited to; recycled materials, mass timber, low carbon concrete, FSC sourced lumber and rapidly renewable materials? * *Mark only one oval.*

- Yes
- No

70. Will the project have an organic waste/food waste/composting service? * *Mark only one oval.*

- Yes
- No
- N/A- This project is a single family detached home, or a two-family detached home

XI. Exterior Lighting

Reducing exterior lighting loads can reduce energy and lower light pollution.

71. Will exterior light levels be increased? Refer to town ordinances in regard to height, glare, and foot candle requirements. * *Mark only one oval.*

- Yes
- No

72. Will proposed lighting features reduce or control light trespass, energy usage, or glare impacts? (dimmers, times, downward facing lampposts etc.) * *Mark only one oval.*

- Yes
- No

73. Will exterior solar powered lighting be implemented? * *Mark only one oval.*

- Yes
- No

XII. Optional: Your comments or questions

Please include any additional sustainable features that are included in your project and/or any questions you may have.

74. If you have any additional comments or questions, please let us know.

SECTION III. All ordinances or parts of ordinances in conflict or inconsistent with any part of this ordinance are hereby repealed to the extent that they are in conflict or inconsistent.

SECTION IV. In the event that any section, provision, or part of provision of this ordinance shall be held to be unenforceable or invalid by any court, such holding shall not affect the validity of this ordinance as a whole, or any part thereof, other than the part so held unenforceable or invalid.

SECTION V. This ordinance shall take effect after passage and publication in the manner provided by law.

STATE OF NEW JERSEY)

: ss.

COUNTY OF UNION)

I, Maureen Lawshe, Municipal Clerk of the Town of Westfield, in the County of Union, in the State of New Jersey, DO HEREBY CERTIFY that the foregoing is a true copy of General Ordinance No. 2025-05 that was introduced and approved on first reading by the Town Council of the Town of Westfield, in the County of Union, at a Regular Meeting held on February 25, 2025, and is scheduled for a public hearing to be held on March 11, 2025.

IN WITNESS WHEREOF, I have hereunto set my hand and have affixed the corporate seal of said Town of Westfield, this 25th day of February 2025

M. Lawshe

 Maureen Lawshe, RMC
 Municipal Clerk
 Town of Westfield
 County of Union

(SEAL)