

O-19-029

AN ORDINANCE TO AMEND SECTION 202 LAND USE PROCEDURES OF THE CODE OF THE TOWNSHIP OF MONTCLAIR, NEW JERSEY TO ESTABLISH ADDITIONAL SUBMISSION REQUIREMENTS FOR DEVELOPMENT APPLICATIONS

**August 20, 2019
(date of introduction)**

WHEREAS, Montclair Township's Unified Land Use and Circulation Plan states that Montclair's land use policy should encourage high-quality, sustainable development necessary for the Township to meet the needs of all residents; and

WHEREAS, additional information must be submitted with development applications so that the land use boards and their professionals can review applications to ensure that the goals and objectives in the Master Plan are appropriately addressed; and

WHEREAS, the Planning Board recommends that the proposed amendments be adopted to enable the Township's land use boards to evaluate new development to determine if it advances the goals and objectives of the Township's Master Plan;

NOW, THEREFORE BE IT ORDAINED by the Council of the Township of Montclair, in the County of Essex, State of New Jersey that it hereby amends Chapter 202 Land Use Procedures of the Montclair Code as follows:

Montclair Code §202-29.1. Administrative Requirements is amended as follows:

- G. Original survey signed and sealed by a New Jersey-licensed surveyor (20 copies). _An ALTA/ACSM survey is required for all major site plan and subdivision applications.

Montclair Code §202-29.2. Checklists is amended as follows:

- D. Major site plan and subdivision applications.

(30). The most recent version of the "Leadership in Energy & Environmental Design Rating System," or equivalent system is a submission requirement and shall evaluate the extent to which the following measures are incorporated in the project, or alternatively, indicate the reason(s) why the measure is not being provided:

- a. The name of any LEED-accredited or similar professionals working on the project.
- b. A list of appliances, fixtures, and construction techniques that meet the U.S. EPA's Energy Star and WaterSense standards.
- c. A list of green and recycled building materials to be used in construction, renovation, and maintenance.

- d. A Waste Management Plan for construction and demolition waste.
 - e. Use of any water efficient landscaping.
 - f. Use of any on-site renewable energy systems, such as solar, wind or geothermal.
 - g. Details of roofing materials designed to reduce the urban heat island effect.
 - h. Details of any sustainable stormwater systems employed, such as bioswales/raingardens, permeable surfaces, grey water systems, retention and detention facilities or continuous trenching.
 - i. A list of native and well-adapted species used in landscaping to minimize the need for fertilization and pesticides.
 - j. The location, number and type of any electric charging stations.
- (31) A master signage plan as required in §347-111 D.
- (32) The location and type of any affordable housing unit as required in §347-156.
- (33) The location and details of all mechanical equipment, including any required screening, as required in §347-23.
- (34) A pedestrian mobility plan.
- (35) A snow removal plan.
- (36) A description of how the project addresses universal design and adaptability principles.