

ORDINANCE 31-2021

ORDINANCE OF THE BOROUGH OF MADISON AMENDING CHAPTER 195 OF THE BOROUGH CODE, ENTITLED "LAND DEVELOPMENT" TO REQUIRE A PRELIMINARY ENVIRONMENTAL CHECKLIST

WHEREAS, the Borough updates its application forms and materials from time to time to represent current best practices; and,

WHEREAS, the 2020 Master Plan recognizes a commitment to energy efficiency, sustainability, and resiliency as one of its guiding principles.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Borough of Madison and the County of Morris and State of New Jersey that Chapter 195 of the Land Development Ordinance of the Borough of Madison, is hereby amended as follows:


- I. Amend Chapter 195 to add a new provision, 195-23B(22), to read as follows: A preliminary environmental checklist shall be completed for all site plan applications and for all subdivision applications that involve new construction.
- II. Add the preliminary environmental checklist to Chapter 195, as Attachment 5A.

ADOPTED AND APPROVED
July 12, 2021




ROBERT H. CONLEY, Mayor

Attest:



ELIZABETH OSBORNE, Borough Clerk
Introduced and passed: June 28, 2021
Published, Madison Eagle: July 1, 2021
Hearing and consideration for final adoption: July 12, 2021
Published upon final adoption, Madison Eagle: July 15, 2021

I, Elizabeth Osborne, Clerk of the Borough of Madison in the County of Morris and State of New Jersey, hereby certify the foregoing to be a true and exact copy of an Ordinance finally adopted at a Regular Meeting of the Council held
on this 12th day of July, 2021


Elizabeth Osborne, Borough Clerk

BOROUGH OF MADISON
 PRELIMINARY ENVIRONMENTAL CHECKLIST – Attachment 5A
 In support of the Borough’s Master Plan sustainability goals

APPLICANT INFORMATION

Name: _____
 Address: _____
 Phone: _____
 Email: _____
 Project Name: _____
 Project Location: _____
 Project Type: (Minor Sub)(Prelim Major Sub)(Final Major Sub)(Prelim Site Plan)(Final Site Plan)
 Zoning District(s): _____
 Brief Project Description: _____

INSTRUCTIONS AND INFORMATION

1. Please identify the source of all information provided in the comments.

CHECKLIST

#	Question	Yes	No	Comments
—Project Background—				
1	Is the property currently being used? If so, describe current use.	()	()	
2	Will any structures on the site be demolished as part of the project?	()	()	
3	Are any physical improvements proposed outside of existing buildings and paved/improved areas?	()	()	
4	Will the project be built in phases? If so, describe phasing schedule.	()	()	
5	Do you have plans for future additions, expansions or further activity related to or connected with this proposal?	()	()	
6	Will any part of the site will be disturbed for improvements, including construction and grading activities? If so, indicate size of proposed disturbance.	()	()	
7	Does the project increase the amount of impervious surfaces? If so, indicate before and after percentages.	()	()	
—Land Resources—				

8	Are there any existing areas of contamination on site? If so, explain.	() ()	
9	Are there slopes 15% or greater on the site? If so, please provide calculation for the areas that fall within 15-24.99% slopes and 25% or greater.	() ()	
10	Are measures are proposed to reduce or control erosion? If so, explain.	() ()	
11	Does the project propose filling or cutting? If so, indicate approximate quantities.	() ()	
12	Does the site contain any Prime Aquifer Recharge Soils?	() ()	
13	Are any soil remediation measures proposed to facilitate infiltration and improve soil health, such as decompaction? If so, explain.	() ()	
14	Are there any environmental health hazards (i.e. exposure to toxic chemicals, or hazardous waste, etc.) that could occur as a result of this project? If so, explain.	() ()	
—Air Resources—			
15	Would the proposal result in emissions (i.e. dust, odors, smoke) during construction or after completion?	() ()	
16	Are any measures proposed to reduce or control emissions or other impacts to air? If so, explain.	() ()	
17	Are any measures proposed to improve indoor air quality? If so, explain.	() ()	
—Water Resources—			
18	Will the project require work or disturbance within 200 feet of a surface water body (i.e. year-round and intermittent streams, ponds, wetlands)? If so, explain.	() ()	
19	Is the subject property within a 100-year floodplain?	() ()	
20	Will fill and dredge material be placed in or removed from surface water or wetlands? If so, explain.	() ()	
21	Does the project propose to collect and/or treat surface runoff, including roof surfaces? If so, explain.	() ()	
22	Will stormwater runoff flow into other surface waters?	() ()	
23	Are low impact or green stormwater infrastructure measures (i.e. rain gardens,	() ()	

	bioswales, pervious pavement, etc.) proposed? If so, explain.		
24	Are there opportunities to use pervious concrete, porous pavement or similar measures for pedestrian walkways and other low use hardscape areas? If so, explain implementation.	() ()	
25	Is the project located within a Well Head Protection Area (WHPA)?	() ()	
26	Are any water conservation measures (i.e. water-efficient landscaping, grey water irrigation, low flow fixtures, captured rainwater, etc.) proposed? If so, explain.	() ()	
—Wildlife and Vegetation Resources—			
27	Is a Tree Removal Permit required? (See chapter 178-7 in the Madison Borough code for requirements.)	() ()	
28	Does the project require removal of any Borough street trees? If so, how many?	() ()	
29	How many trees with a diameter breast height (DBH) of 6" or greater are proposed for removal?	() ()	
30	Does the project maximize the preservation of large trees (DBH 12"+)? If so, explain.	() ()	
31	Does the landscaping plan enhance Madison's tree canopy? If so, explain.	() ()	
32	Are there any threatened or endangered plant species known to be on or near the site? If so, list.	() ()	
33	Does the landscaping plan include native plants and trees, or other measures to preserve or enhance vegetation? If so, explain.	() ()	
34	Does the landscaping plan avoid invasive, non-native, and exotic plant species? (Please see www.fohvos.info/Strike Team Do Not Plant List 2020.pdf)	() ()	
35	Will the landscaping management of trees, plants, lawns/groundcover or vegetated buffers on the site require fertilizer or pesticide use? (See chapter 97 in the Madison Borough code for fertilizer ordinance requirements)	() ()	
36	Is a drip irrigation system proposed to ensure the health of new trees and plantings? If so, state if timers will be utilized.	() ()	
37	Are there any threatened or endangered species known to be on or near the site? If so, list.	() ()	

38	Are any conservation easements proposed? If so, explain.	() ()	
—Green Building—			
39	Will construction involve reused or recycled materials (i.e. reused crushed gravel/asphalt, building reuse, rapidly renewable materials, etc.)? If so, indicate percentage and type for each material.	() ()	
40	Will construction waste be recycled? If so, indicate percentage.	() ()	
41	Does the project propose the use of solar energy or solar ready conduits, including a roof strong enough to support solar? If so, explain.	() ()	
42	Are any high-performance building and energy efficiency systems, materials, products, or building techniques proposed to reduce or control energy impacts? If so, explain.	() ()	
43	Are measures proposed to offset the heat island effect, such as reduced and/or light-colored paving or roofing, landscaping, or other site design methods? If so, explain.	() ()	
44	Are new buildings and HVAC systems designed as all electric or configured to allow easy transition to all electric power in the future?	() ()	
45	Does the building/site design meet LEED, Energy Star or Zero Energy Ready criteria? If so, explain.	() ()	
—Light and Noise—			
46	Are lighting features proposed (i.e. downward-facing lampposts, timers, photocells, dimmers, motion detectors, etc.) to reduce or control light trespass, glare impacts or energy usage? If so, explain.	() ()	
47	Does the light spillage at any property line exceed 0.1 fc?	() ()	
48	Will the project result in a change in noise levels (i.e. traffic, construction, operation, amplified sound, etc.)? If so, indicate time of year and anticipated hours.	() ()	
—Historic, Cultural, and Recreation Preservation—			
49	Are any historic resources/sites or evidence of historic, archaeological, scientific, or cultural importance known to be on or adjacent to the site? If so, explain.	() ()	

50	Are any publicly accessible open space areas or hardscaped public space/amenities proposed? If so, explain.	() ()	
51	Are any measures proposed to reduce impacts on historic, cultural or recreational resources? If so, explain.	() ()	
—Transportation—			
52	Is the site currently served by sidewalks? Indicate the condition of the sidewalks.	() ()	
53	Is the site currently served by designated bike lanes or "Share the Road" lanes?	() ()	
54	Does the project propose secure outdoor bicycle parking or a bicycle parking room? If so, describe and indicate parking capacity.	() ()	
55	Does the project include any parking demand management techniques to reduce or eliminate the need for new parking? If so, explain.	() ()	
56	Are any EV charging stations or conduit proposed? If so, indicate number and type of charging infrastructure.	() ()	
57	Are any Low Impact Development (LID) stormwater management techniques (i.e. bioswales, porous pavement, tree plantings, etc.) integrated into proposed parking lot improvements?	() ()	
58	Are pedestrian flows accounted for in the design of any off-street parking areas?	() ()	
59	Does the project propose any additional measures or incentives to reduce automobile trips? If so, explain.	() ()	

Are any additional unique or creative approaches to green building or sustainable design incorporated into the project which haven't been described above? If so, explain.

The above answers are true and complete to the best of my knowledge.

Name: _____

Signature: _____

Applicant: _____

Date: _____