West Windsor Township Green Development Practices Checklist - Cover Sheet

~~February 14, 2019~~ ~~4/12/2022~~
~~6/14/2022~~
~~11/22/2024~~
2/06/2026

Adopted by Environmental Commission

Development Application Name:	Senior Living at Bear Creek	PB19-13 (Application #)	
Address (Location):	Village Road East @ Old Trenton Road (Street # and Name)	West Windsor, NJ 08550 (Town & State)	
Address (Mailing):	Axria, 399 Hoes Lane (Street # and Name)	Piscataway, NJ 08854 (Town & State)	
Name & Title: Person Completing Checklist	Anthony Mazzucca (Print Name)	Applicant Agent (Title)	
	X [signature] (Signature)	02/06/2026 (Date)	

I (above) certify that the information provided herewith is true and accurate to the best of my knowledge.

The "Green Development Practices" are intended to function as "guiding principles" for all Site and Subdivision applications in West Windsor Township. Each applicant shall be expected to responsibly incorporate as many of these items, as practical, into the project design. The practices are offered as a checklist to enable flexibility to be progressive and innovative, since many of these practices are still being incorporated into the mainstream realm of the development industry. It is expected that these items will facilitate more sustainable development. Sustainable development seeks to balance environmental, economic and social aspects of a proposal such that the resultant neighborhood or business will be efficient in cost, impact and function. This list is not intended to be exclusive; incorporation of additional "Green Development Practices" similar to these items is strongly encouraged to help achieve the goal of making West Windsor Township a more sustainable community.

By incorporating this checklist into the Township plan submission checklist, developers will be encouraged to consider "Green Development Practices" with the genesis of the project program.

Township staff will be using this checklist to review the "green" character of an application.

Applicants will be asked to provide testimony and support documents to describe the actions or practices that will be incorporated into their proposal, including verification subsequent to implementation.

Attached Checklist: 6 pages Cover Sheet

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Senior Living at Bear Creek — DEVELOPMENT APPLICATION NAME

PB19-13 — DEVELOPMENT APPLICATION #

1. Landscape					
	Item	**YES**	**Describe how this practice will be implemented and the benefits**	**NO**	**Reason this practice can not be integrated into this project**
a	Plants - Specify only indigenous plant species within 3,000 feet of the Township Greenbelt and elsewhere when possible. Completely avoid exotic invasive plant species. Township will offer guidance for species to avoid.	☑	To the greatest extent possible, the plant palette for the project proposes plants that are native to the region. No exotic invasive plants are proposed.	☐	
b	Develop landscape and stormwater maintenance specifications that employ integrated pest management post-bond to assure implementation for five years after occupancy	☑	Landscape maintenance specifications are limited to temporary irrigation through the 1st full growing season and manual management practices. Lawn areas are to be tested prior to application of fertilizer.	☐	
	Total	☐		☐	

2. Water					
a	Construct drip landscape irrigation in lieu of spray systems and/or install soil water sensors to conserve irrigation water use.	☑	A Drip Irrigation System will be installed with timers and controls.	☐	
b	Maximize water efficiency – Use low flow fixtures for faucets, toilets and shower heads, dry fixtures, or occupant sensors.	☑	Faucets and shower heads will have water saver features. Hand dryers will be in public lavatories.	☐	
c	Use native, drought tolerant plants to reduce landscape watering	☑	Plants chosen are somewhat to very drought tolerant	☐	
d	Provide a system for recycling grey water (non-potable / landscape)	☐		☑	Greywater systems for a project of this size would be cost prohibitive.
	Total	☐		☐	

3. Stormwater Management					
	Item	**YES**	**Describe how this practice will be implemented and the benefits**	**NO**	**Reason this practice can not be integrated into this project**
a	Design and construct 10% to 30% of parking lots with pervious pavements (eco-pavers, etc.). Consider pervious paver or pavement parking stalls and drive aisles where permitted by code.	☑	Pervious pavements and grass pavers have been included in the design.	☐	
b	Utilize pervious materials for pedestrian sidewalks and paths.	☑	Large portions of pedestrian walks are to be constructed of pervious pavement	☐	
c	Develop innovative and progressive stormwater best management practices that embrace ecosystem-based, natural and sustainable versus artificial and high-maintenance means of treating storm water quality at the conceptual design phase (e.g., raingardens; bioretention swales / basins). Sand bottom basins are not considered sustainable since they are not ecosystem-based.	☑	Rain Gardens have been designed to take portions of the recreation court stormwater runoff Numerous recharge areas have been designed under lawn and parking areas to take rainwater from the roof.	☐	
d	Re-think stormwater management — do not think of stormwater as a by-product — manage stormwater as a resource. Implement stormwater harvesting elements such as collection of stormwater in cistern that is pumped into a building for water closet flushing, or into a water feature using solar-powered pumps.	☐		☑	At this time there is no plan to provide recirculation or re-purposing of storm water. The project is too large for use as lavatory supply water. However, as construction plans progress we will keep an open mind regarding use of rainwater for irrigation or other uses.
	Total				

4. Energy					
	Item	**YES**	**Describe how this practice will be implemented and the benefits**	**NO**	**Reason this practice can not be integrated into this project**
a	Implement solar or other alternative energy generation systems for the building, or planned development. Goal: 20% electric energy generation from on-site sustainable sources.	☑	The building will be equipped with new technology HVAC equipment. All lighting will be LED. The focus will be toward reducing the carbon footprint. No solar electric panels are planned. Solar Hot Water is planned for pool heating	☐	
b	Lighting - Implement L.E.D. lighting technology for site lighting fixtures. Consider solar powered pedestrian scale lighting systems and signage. Install motion sensors & timers for lights.	☑	All lighting will have LED lamps. Halls and stairs will have progressive motion sensors. Where practical, common areas will have occupancy sensors	☐	
c	Energy Use Reduction – Building design promotes passive solar shading & natural daylighting. Implement green roof or light color roof surface. Specify energy efficient windows. Install high eff. HVAC. Install Energy Star compliant equipment & fixtures.	☑	All windows will have Low-E glazing. Window shades will be provided. High Efficiency HVAC systems are planned. A white roof material is planned. Energy Star equipment will be installed wherever possible. Basic Energy Star Building practices will be employed to the greatest extent possible.	☐	
d	Apply site planning techniques, from the W.W.Twp. high density housing ordinance - Site planning for climate & wind orientation siting building to promote energy conservation (e.g. max. south, solar building exposure, consider prevailing wind - reduce effect of cold winter wind & enhance cool summer breeze). Landscape design enhances conservation.	☑	Shade trees provide shelter for pedestrian spaces of the building. Evergreens will help block winter winds. The shape of the building will provide portions of the building with protection from prevailing winds. Courtyard areas will provide shade for resident gatherings.	☐	
	Total	☐		☐	

5. Resources					
	Item	**YES**	**Describe how this practice will be implemented and the benefits**	**NO**	**Reason this practice can not be integrated into this project**
a	Specify and implement site furnishings, site improvement and exterior building materials that are manufactured locally - within a radius of 500 miles - Provide list of products and manufacturer location to be evaluated with resolution compliance	☑	To the greatest extent possible, all materials used in the sitework or building construction will be sourced within 500 miles of the site. All common area entrances, glazing, all signage, fences, and many other items will be manufactured in N.J.	☐	
b	Construction Waste Management - Divert construction, demolition and land clearing debris from landfill disposal. Recycle and or salvage at least 50 % to 75% (by weight) all construction, demolition and land clearing waste.	☑	To the greatest extent possible, construction debris will be separated and recycled. Separate containers will be placed for construction personnel and consumer debris and common trash.	☐	
	Total	☐		☐	

6. Social					
a	Art - Implement indigenously inspired art in the landscape (sculpture — garden — mural/ relief — artistic site furnishing, etc.) - one application per building or per 300 residential units.	☑	The building will have one installation of sculpture art. The subject will be chosen after careful consideration regarding social impact and inclusion. Other artwork will include photographs of local areas of interest.	☐	
b	Reduce Light Pollution - Eliminate all light trespass from the building & site.	☑	Shaded fixtures and down-lighting for exterior fixtures have been included in the design.	☐	
	Total	☐		☐	

7. Transportation					
	Item	**YES**	**Describe how this practice will be implemented and the benefits**	**NO**	**Reason this practice can not be integrated into this project**
a	Bicycles - Bicycle friendly parking area and road design, including exclusive or shared marked bike lanes and crossings. Provide lockable bicycle parking and lockers and showers for employees to encourage biking to work. Multi family residences should have accessible bicycle storage areas.	☑	Bicycle racks have been planned, and will be placed on the interior and exterior of the building. Lockers, changing areas, and break rooms are planned for employees.	☐	
b	Pedestrian – Pedestrian friendly design, to encourage walking between buildings. Follow best practices in design including sidewalks, crosswalks, signs and safe access to parking lots and buildings.	☑	The entire sight has numerous walking paths that lead to various recreation activities. There are walks that will provide safe access to parking, and various parts of the building.	☐	
c	Public Transportation – Provide safe pedestrian and bicycle access to available nearby public transportation. Provide or work with transportation officials to provide a safe and dry waiting area for nearby public transportation.	☑	There is no public transportation available to the area.	☐	
d	Electric vehicles – Provide electric vehicle charging stations with minimum Level 2 (240 volt) capability. Charging spots should be clearly marked as reserved for vehicles while charging only.	☑	Vehicle charging stations have been provided, and they are clearly marked.	☐	
	Total	☐		☐	

8. Other Green Building Practices					
	Item	**YES**	**Describe how this practice will be implemented and the benefits**	**NO**	**Reason this practice can not be integrated into this project**
a	Other Green Building Practices that could be voluntarily implemented, exceeding building code requirements, to be listed for verification as part of code official review, but distinctly separate from the requirements of the building code review.	☑	We will be employing energy recovery ventilation features all possible common areas. Building insulation will be placed interior and exterior for maximum insulation and protection from vapor condensation. Air barriers will be specified to meet and exceed code requirements to provide maximum protection from air infiltration. We will be implementing controls to insure that current building science practices are employed to the greatest extent possible.	☐	
b		☐			
c		☐			
	Total				

THANK YOU