



Where can I find more information?

New Jersey Meadowlands Commission

www.njmeadowlands.gov

201-460-4671

United States Green Building Council

www.usgbc.org

202-828-7422

NJ Clean Energy Program

www.njcleanenergy.com

866-657-6278

NJ Green Homes Office

www.state.nj.us/dca/hmfa/biz/devel/gho

609-278-7408

U.S. Environmental Protection

Agency's Energy Star Program

www.energystar.gov

888-782-7937

U.S. Department of Energy's Efficiency

and Renewable Energy Network

www.smartcommunities.ncat.org

U.S. Department of Housing and Urban

Development's Energy-Efficient

Mortgage Program

www.hud.gov

973-622-7900

National Green Building Program

www.nahbgreen.org/

877-624-2476



New Jersey Meadowlands Commission

One DeKorte Park Plaza

Lyndhurst, NJ 07071

201-460-1700

www.njmeadowlands.gov



GREEN BUILDING

IN THE MEADOWLANDS



New Jersey Meadowlands Commission





LEFT: NJMC Center for Environmental and Scientific Education. The first building in New Jersey to be certified LEED Platinum.



What is Green Building?

Green or sustainable buildings are designed to reduce their overall environmental impact through efficiently using energy, water, and other resources, by protecting occupant health and improving employee productivity, and by reducing waste, pollution and environmental degradation. Through better siting, design, construction, operation, and maintenance, building impacts on the environment and human health are reduced during a building's lifecycle.

What can Green Building bring to the Meadowlands?

As part of its ongoing mission to promote responsible regional planning and development, the New Jersey Meadowlands Commission (NJMC) has embraced Green Building practices as a means to help builders develop sustainable projects. The NJMC has amended its land use regulations to include incentives to encourage developers to voluntarily participate in various Green Building certification programs, including, but not limited to, LEED and the National Green Building Standard. These include:

- Reduced zoning certificate application fees
- Priority review of applications for development
- Density bonuses

NJMC staff also serve as an informational resource on Green Building programs, reports and data available through the agency and the New Jersey Department of Community Affairs Green Building Task Force.

Does Green Building cost more?

Generally, the costs associated with Green Building compliance are outweighed by long-term economic and environmental benefits. This is largely due to new design processes that integrates recycled material, as well as emerging national trends that favor environmentally-friendly construction. Additionally, natural landscaping, energy conservation and water control reduce annual operating costs. Personal environmental controls, like open views that allow for natural light and flexible workspaces, can also bolster employee productivity. An investment in Green Building has the potential to increase the resale value of a structure in a competitive market, can make the structure more welcome in the community, and can demonstrate innovative thinking, enhancing a business' value.

What is LEED?

Developed by the United States Green Building Council (USGBC), Leadership in Energy and Environmental Design (LEED), is one of a number of sustainable development guidelines that provide building owners and operators a concise framework for identifying and implementing practical and measurable Green Building design, construction, operations, and maintenance solutions.

LEED emphasizes innovative practices and technologies that improve air and water quality, reduce solid waste, cut down on operating costs, enhance employee health and morale, and conserve natural resources. LEED certification can be achieved by registering online and submitting design and construction details to obtain approval. Credits are awarded for site location, water use reduction, renewable energy, alternative transportation, recycling, building material selection, and use of natural light and ventilation. Awards for new construction and renovation projects are offered in four levels: certified, silver, gold and platinum.

Recently, the NJMC constructed the Center for Environmental and Scientific Education, the first LEED Platinum certified public building in the State of New Jersey.

The 10,000 square foot facility features many Green Building practices, including :

- 165 rooftop solar panels to generate 33kW of electricity – up to 40 percent of the building's power needs
- Solar tubes in the ceiling to maximize natural light and reduce reliance on artificial lighting
- Use of Forest Stewardship Council (FSC) certified wood
- Use of building products that incorporate recycled content materials
- Use of materials extracted, processed, and manufactured regionally
- Use of low VOC-emitting building materials
- Energy-efficient heating, ventilation, and air-conditioning systems
- Infrared sensors on plumbing fixtures
- Use of low-flow toilets and fixtures and waterless urinals
- "Green Housekeeping" program utilizing only environmentally friendly cleaning supplies
- Central computerized control of HVAC, lighting, window shades, hot water, and exterior lighting to control and monitor energy usage

What is the National Green Building Standard?

The National Association of Home Builders (NAHB) and the International Code Council (ICC) partnered to develop the National Green Building Standard (NGBS). The NGBS provides another nationally-recognizable standard for green development for single and multifamily homes, residential remodeling projects and site development projects.

How does renewable energy help the Meadowlands?

The use of renewable energy sources, like solar and wind power, can reduce greenhouse gas emissions that threaten the global environment. The NJMC is working with state, county and municipal governments, schools and private businesses, to lessen the region's dependence on traditional fossil fuels and ease the financial burden of rising fuel costs to taxpayers, homeowners and businesses. The NJMC will continue to provide information on the benefits of renewable energy and will continue to work with local municipalities to help them find ways to reduce their dependence on fossil fuels, as directed by its Energy Master Plan. The Plan, adopted in November 2008, calls for reducing energy consumption by at least 20 percent by 2020, and installing 20 megawatts of renewable energy in the District by the same year.