[Adopted as an addendum to the Master Plan]

SUSTAINABILITY ELEMENT

We firmly believe that being engaged and in the lead at the local level is critical to developing the long-term economic viability of Byram and the health and well-being of its residents. The principles of the High-Performance Building movement are clear:

- Promote energy efficiency to minimize greenhouse gases and particulate pollution, decrease dependence on foreign energy sources and lessen the fiscal impact of rapidly rising energy costs;
- Minimize the disruption of our natural environment to maintain a functioning ecosystem and save natural wildlife habitat;
- Conserve water and avoid water pollution;
- Enhance the health and well-being of a building's occupants;
- Utilize local renewable resources to minimize pollution during construction, transportation and disposal and to maximize local economic opportunity.

BUILDINGS AND LAND

'High Performance Building' refers not just to energy efficiency but to a general "green friendliness" which has been described as development that "minimizes the impact on the environment while maximizing the use of natural resources. It relates well to the surroundings and uses resources economically and efficiently."

This Master Plan 'Green Element' points the way for Byram Township to pursue 'Green Friendliness' in its development and construction review processes, its economic development strategies, its environmental regulations, and its own management practices at Township facilities and in all municipal services.

Adopting 'Green' Principles For Construction & Development

In adopting 'Green' principles for construction and development applications, the Township shall recommend that some or all of the following elements of 'High-Performance Building' be included among the conditions of approval for applications before the Planning Board and applications to the Construction Office:

- Minimal site disturbance, including minimal grading and clearing.
- Site disturbance that avoids and protects sensitive areas, including wetlands, steep slopes, forested areas, streams and lakes, water shores, floodplains, and wildlife habitats, especially those suited to or identified as containing US or NJ Threatened or endangered species.
- Use of groundwater-recharge techniques to handle storm water, including rain barrels and rain gardens, and the preservation of natural storm water flows and natural recharge on the site.
- Permanent preservation or protection through easements of natural landscapes, sensitive areas, and open space within projects to protect these irreplaceable and valuable features and to provide outdoor spaces for homeowners and for the public.

- Reduction of lawns in favor of leaving natural vegetation in place. Alternatively, establishing meadow-like cleared areas or drought-tolerant landscaping. Careful buffering of lawns to minimize contaminated runoff into streams, lakes, wetlands or wells.
- Building orientation and site design that utilizes maximum advantage of solar warmth in the cooler months and tree shading on southern exposures during the warmer months.
- Recycled or reclaimed building materials that also minimize the out-gasing of toxic chemicals (for example, volatile organics and polyfluorochemicals) both inside and outside the structure.
- Building materials that are certified to 'High-Performance' standards throughout their entire life cycle, from raw materials to manufacture, use and finally to disposal/recycling.
- Use of Energy Star appliances and water-saving devices throughout the structure.
- Use of alternative energy sources for electricity, heating and cooling, such as solar panels, geothermal, lake loops and wind.
- Insulation that meets higher R-factor standards and uses recycled or non-toxic, non-contaminating products.
- Reduced structure and room sizes, including lower ceiling heights, to reduce the 'carbon footprint' and respond to the issue of global warming.
- Site designs that emphasize pedestrian and bicycle connections and minimize the need to make use of automobiles, both in commercial and residential areas.
- Site preparations and construction plans that minimize the time and machinery involved in a project, as well as minimize areas of disturbance and avoid and protect sensitive natural areas.
- Maximum recycling of construction wastes through separation on-site and proof that the materials have been delivered to a licensed recycling facility.
- Energy audits and surveys of the proposed project via the services of qualified consultants who are officially certified, such as in the LEED process.

ECONOMIC DEVELOPMENT

These same principles should inform the Township's practices in its own facilities and services and also its economic development strategies, which should:

- Concentrate on attracting jobs and businesses that emphasize 'Green' goods and services.
- Promote local employment that minimizes the automobile commute.
- Enhance economic diversity by including locally-owned businesses in addition to national retailers and services to provide a more unique commercial sector.
- Attract eco-tourism businesses, as the basis of a stable local economy that also promotes and protects Byram's unique natural attractions.