

**NJAPA- SUSTAINABLE DESIGN COMMITTEE**  
**Legislative Position Summary – August 2007**

**S2150 (A4212): Authorizes municipal planning boards to adopt green buildings and environmental sustainability municipal master plan element.**

Status:

7/28/2006 Introduced in the Senate, Referred to Senate Economic Growth Committee

A4212:

5/14/2007 Introduced, Referred to Assembly Environment and Solid Waste Committee

5/21/2007 Reported out of Assembly Committee, 2nd Reading (with no amendments)

**NJAPA SDC:**

S2150 is a top priority. Green Building is important enough that we support a separate, detailed “Green building and Sustainable Development Element” as a plan element. Perhaps funding/state aid could be tied to such an element. Although these topics could be slotted under existing plan elements, we feel that a separate element will really focus communities on these issues.

**S2151 (A3592): Requires affordable housing be built to green building standards; requires Commissioner of Community Affairs to issue standards.**

Status:

7/28/2006 Introduced in the Senate, Referred to Senate Economic Growth Committee

(A3592)

10/23/2006 Introduced, Referred to Assembly Environment and Solid Waste Committee.

5/21/2007 Reported out of Assembly Comm. with Amendments, 2nd Reading

**S2152: Authorizes DCA Commissioner to prepare and make available to the public a green building manual.**

Status:

6/11/2007 Passed both Houses

**S2154: Authorizes DCA to enhance the energy subcode adopted pursuant to the State Uniform Construction Code Act based on anticipated energy savings to consumers.**

Status:

7/28/2006 Introduced in the Senate, Referred to Senate Economic Growth Committee. 3/5/2007 Reported from Senate Committee with Amendments, 2nd Reading.

3/5/2007 Referred to Senate Budget and Appropriations Committee

**A3595:**

10/23/2006 Introduced, Referred to Assembly Environment and Solid Waste Committee. 3/12/2007 Reported out of Asm. Comm. with Amendments, and Referred to Assembly Appropriations Committee

**NJAPA SDC:**

S2151 is of the highest priority and would ideally be considered with S2152 and S2154. This Committee would prefer one green building code to be used by all new construction, as well as subsidies, guidelines and/or other incentives provided for affordable and special needs housing units. For inclusionary projects, the entire inclusionary development would need to meet green building standards so that both the affordable and the non-affordable housing components of the project are better

integrated generally. Subsidies and green building requirements could be incorporated into all existing affordable housing programs administered by the state (NJ HMFA Green Homes Office, for example).

**S2155: Permits water and sewerage service sub-metering in multi-family dwellings to promote water conservation.**

Status:

7/28/2006 Introduced in the Senate, Referred to Senate Economic Growth Committee (A3594)

10/23/2006 Introduced, Referred to Assembly Environment and Solid Waste Committee

**NJAPA SDC:**

S2155 is not a priority for the following reasons:

- Is not clearly a planning issue
- Not sure of ultimate effect
- The details of implementation need a lot of work (e.g. who shall conduct the billing?)
- There are enough interested parties to work out the details

Regarding this bill's implementation, one of the NJ APA SDC subcommittees would suggest: clarification as to whether this applies to all multi-family units or to new construction and gut rehabbed units only; and a provision to ensure that tenants are not doubly charged for overall water use in the common areas or for common purposes such as watering lawns, filling swimming pools, etc.

**S2156: Requires installation of automatic rain sensors on lawn sprinklers on commercial, retail and industrial property.**

Status:

7/28/2006 Introduced in the Senate, Referred to Senate Economic Growth Committee (A3593)

10/23/2006 Introduced, Referred to Assembly Environment and Solid Waste Committee. 12/7/2006 Combined with A3591 (ACS)

**S2157: Requires municipal certification of installation of automatic rain sensors on lawn sprinklers as condition of transfer of residential property.**

Status:

7/28/2006 Introduced in the Senate, Referred to Senate Economic Growth Committee (A3591)

10/23/2006 Introduced, Referred to Assembly Environment and Solid Waste Committee. 12/7/2006 Reported from Assembly Comm. as a Substitute, 2nd Reading. 3/15/2007 Assembly Floor Amendment Passed (McKeon)

**NJAPA SDC:**

S2156 and S2157 do not require focus from the NJAPA Sustainable Design Committee.