More Information on Green Building Sites

To find out more about Faison Mews and Pearly View projects, please visit the NJ Green Homes Office, NJ Department of Community Affairs Division of Housing website at: http://www.state.nj.us/dca/dh/gho

Or visit the Penrose Company website: www.penrose.com/PDFs/FaisonMews.pdf

For more information on the Janssen Pharmaceutica LEED EB project please visit http://www.janssen.com


NJ Chapter USGBC website www.usgbc.org/Chapters/newjersey

NJ Dept. of Environmental Protection, Division of Science, Research & Technologies, Bureau of Sustainable Communities can be reached by calling 609-633-1161 or visiting http://www.state.nj.us/dep/dsr/bscit/SustCommunities.htm

NJ State League of Municipalities’ Mayors Committee for a Green Future contact Mayor Meryl Frank at 732.777.6001, mfrankhp@aol.com or Jennifer Senick, Executive Director, Rutgers Center for Green Building at 732.932.4101 x320, senick@rci.rutgers.edu

Organized by:

The Municipal Land Use Center at The College of New Jersey and NJ DEP Bureau of Sustainable Communities in partnership with

NJ DCA Green Homes Office

NJ Chapter USGBC

NJ League of Municipalities – Mayors Committee for a Green Future

Rutgers Center for Green Building
Green Building Tour Opportunities for Local Government Representatives

Green Building in New Jersey

Come and learn about green building and site design techniques by touring completed facilities. On these tours you will learn about LEED—Leadership in Energy and Environmental Design—a Green Building Rating System developed by the US Green Building Council (USGBC). LEED is a voluntary, consensus-based national standard for developing high-performance, sustainable buildings. These sites are part of a new green building tour series organized for local government officials.

The Municipal Land Use Center at The College of New Jersey is proud to partner with the NJ DEP Division of Science, Research & Technology, Bureau of Sustainable Communities; the NJ Chapter of the U.S. Green Building Council and Rutgers Center for Green Building to organize this tour series for local government representatives.

By building “green,” communities can reduce the impacts of natural resource consumption, enhance occupant comfort and health, save money, and minimize strain on local infrastructure.

LEED was specifically created to promote integrated design processes; to facilitate positive results for the environment, occupant health and financial return; and to define “green” by providing a standard for measurement.

Faison Mews & Pearlye Building Rehabilitation, Camden, NJ
Friday, September 29, 2006, 10 am to 12 pm
The Pearlye Building, located in the Parkside neighborhood of Camden, was constructed in the late 1800s. Along with other adjacent buildings and properties, the Pearlye had become dilapidated. A local community group called Parkside Business and Community in Partnership, Inc., in a joint venture with the Camden Redevelopment Agency and Penrose Properties, LLC (the developer) worked together to redevelop the site.

In 2005, work started with the architects. All the buildings on the site, with the exception of the Pearlye Building, were demolished. The landmark Pearlye building was rehabilitated and one new building was built with a connecting three-story breezeway into the resulting Faison Mews, a 51 unit deed-restricted green affordable senior housing complex for independent seniors age 62 and older.

Working with the Department of Community Affairs’ Green Homes Office, the developer and architect implemented a number of green features using the Green Homes–New Jersey Affordable Green Program standards. Some of the green features include the use of native landscaping, a rainwater collection system, Energy Star appliances, the use of recycled materials, including acoustical ceiling tiles and carpet, and the use of low VOC paint for interior finishes, sealants and adhesives. Additionally, all units have Energy Star individual mechanicals and a 96% efficient gas water-heater.

Janssen Pharmaceutica Inc.
LEED Existing Building Silver, Titusville, NJ
Monday, October 30, 2006, 1 pm to 4 pm
In 2002, a LEED pilot program for “existing buildings” (LEED EB) was launched by the US Green Building Council (USGBC). The LEED EB criteria covers building operations and systems upgrades in existing buildings where the majority of the interior or exterior surfaces remain unchanged. LEED EB provides the opportunity for building owners and operators to meet their sustainable operations goals and to reduce the impacts of their buildings on the environment and occupant health over their entire life cycle.

Several milestones highlight Janssen’s leadership in this unique project:
• Janssen was a LEED EB pilot program participant;
• Janssen certified LEED EB Silver in September 2004; (first J&J facility in New Jersey).

Some of the LEED points achieved include a reduction in the use of water through the installation of waterless urinals, the implementation of green housekeeping practices and Integrated Pest Management, the installation of a 500kW solar energy system, the recycling of cooling condensate and building re-commissioning.

The total cost of LEED EB implementation was approximately $145,000, which included the entire cost of the J&J required building re-commissioning. Capital cost for this project consisted of a $21,000 air handler upgrade to install CO2 monitors to enhance indoor air quality. Annual cost savings from building systems re-commissioning totaled $70,000 per year, which serves to pay back the project costs in approximately 2 years.

To register for either event, contact Winnie Fatton at fatton@tcnj.edu or call 609.771.2832.