

Iron Ore Properties LLC
55 Bleeker Street, 2nd Floor
Millburn, NJ 07041



South Avenue Redevelopment- Energy Efficiency and Sustainability Features – November 8, 2022

1. Electric Vehicle Charging Stations.
2. Bicycle Storage – Provide onsite bike storage that is secure and protected from outside elements.
3. Parking – Incorporate structured parking or podium construction over parking.
4. Open Space – Introduce “Open Space” amenities.
5. Stormwater Management – Decrease or maintain existing site runoff, improve quality.
6. Mitigating Heat Island Effect– Reduce the impact through incorporation of white roof.
7. Water Use Reduction – Low flow kitchen, lavatory, shower and appliances.
8. Water Efficient Landscaping – Select drought tolerant materials or use drip or similar efficient watering technologies
9. Energy Efficient Envelope – Specify windows with a Low-E coating that are operable for natural ventilation and utilization of building insulation.
10. Energy Efficient Lighting – Energy Star and/or LED technology.
11. Energy Star Appliances – Refrigerator, Dishwasher and Laundry.
12. Recyclable collection and incorporation of trash chutes.
13. Indoor Air Quality – Do not permit smoking/vaping on site, incorporate vent in bathrooms of dwelling units, and protect ducts and HVAC from dust during construction.
14. Indoor Air Quality – Select low-VOC paints, adhesives and sealants used inside building envelope.
15. Lighting Controls – Incorporate occupancy sensors in garages, corridors, stairwells and other areas of buildings with intermittent uses.
16. Daylight – Incorporate large windows to minimize lighting and winter heat gain.
17. Acoustics- Design to minimize apartment noise transmission and manage interior sound control.
18. Site Selection – Urban Infill, existing utilities, existing roads, sidewalks, walkability index, etc.
19. Development Density – Better site utilization through vertical construction.
20. Public Transit – Select sites close to bus, rail, ferry, etc.