



## Independent Living Community Launches Green Initiative

**\$500,000 Investment Saves More Than 25 % in Energy Costs in First Year**

### Goal is to be LEED Certified

**Princeton, N.J.:** High tech composting into fertilizer for greenhouse and gardens, a new energy management system, computerized lighting in community center, takeout orders in biodegradable containers; new energy efficient light bulbs in all common areas: These are just a few of the practices of the Green Initiative by Princeton Windrows independent living community to reduce its carbon footprint and realize cost savings through energy efficiency. .



“High tech composting of kitchen waste into fertilizer that will be used to grow herbs in our community’s greenhouse and resident’s gardens is a 360-degree recycling process,” says Tom Jennings, Princeton Windrows facilities manager and a former major in the Army Corps of Engineers. “In addition, maintenance costs are saved by less food being sent through the disposal, which reduces garbage removal from twice to once a week, which amounts to \$4,000 a year in savings in the contract and reduces road maintenance costs. Residents benefit from having one more morning undisturbed by the sound of garbage trucks.”

The Green Initiative began earlier this year and so far Princeton Windrows has invested more than \$500,000. The idea was planted by Jennings with the support of Princeton Windrows’ Executive Chef and Director of Culinary services Richard Blagrove, Executive Director Sherry Wagner and the Princeton Windrows Condominium Association and the residents. The new energy management system has already helped reduce energy costs by 25 percent at Windrows Hall, a 330,000 square- foot, five-floor community center at the heart of the 35-acre independent living community.

“What we’ve done is an integrated systems approach,” says Russell Marks, resident and condo association board member. “Tom helped us discover we were not using our electro/mechanical systems efficiently, so we made the capital investments in a two-pronged attack to reduce energy consumption by installing a better system and practice environmentally friendly programs like the 360-degree recycling. The improved efficiencies have made the Hall more comfortable. The initiative is not only good for the environment, there are also plenty of economic advantages in going green.”

The 360-degree scraps to compost to fertilizer to food will reduce waste by 75 percent. The independent living community has contracted Central Jersey Waste to pick up the compost and use its high tech recycling plant to return it as fertilizer in a week. The company's trucks will soon run on natural gas, with the associated reduction in noise and emissions.

"Central Jersey Waste is a partner in the initiative, they are a very forward looking company," Blagrave says.

The future will get even greener later this year with the installation of a new heating and air conditioning system in the Hall, which will reduce energy consumption by another 20 percent. A modified irrigation system to be put in place later in 2009 and 2010 will further reduce energy consumption and costs.

The Princeton Windrows staff and residents hope to be Energy Star Certified in the fall and ultimately to be LEED Certified. LEED is an internationally recognized certification system that measures how well a building or community performs across all systems: energy savings, water efficiency, CO<sub>2</sub> emissions reduction, improved indoor environmental quality, and stewardship of resources and sensitivity to their impacts.

"Everyone living and working at Princeton Windrows is totally behind the Green Initiative here," Marks says. "We're enthusiastic and staying well informed so we can continue to find ways to reduce our carbon footprint while realizing the economic benefits."

*Pictured above: Alex Medina of Trenton taking the daily reading of the VFD, or variable frequency drive. New controls installed by Medina have allowed the pumps to be run at 26 hertz, rather than the normal 60 hertz, or cycles per second. The pumps are using about half of the power they were using previously. The motors weigh 1,000 lbs and are rated at 150 horsepower, so the savings are substantial.*

Princeton Windrows is an independent lifestyle community located at 2000 Windrow Drive in Princeton, New Jersey, about four miles from downtown Princeton and the Princeton University campus. The upscale community features distinctive villas, town homes and apartment-style condominiums on a 35-acre landscape. Four restaurant-style venues offer casual to formal to private dining, along with elegant common interiors, a library, indoor pool, salon, spa, a host of other amenities and a strong wellness and health program. Prices start at about \$200,000. The community is managed by Princeton, NJ-based By Design Solutions. Visit [www.princetonwindrows.com](http://www.princetonwindrows.com) or contact Eric Eichhorst at 800-708-7007 for more information.

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