

**PRINCETON ENVIRONMENTAL COMMISSION**  
**Minutes of Meeting of February 24, 2010– 7:30pm**  
**Meeting Room A**  
**Township Municipal Building**  
**400 Witherspoon Street, Princeton**

**I. Opening Statement**

Adequate notice of this meeting as required by Sections 3d and 4a of the Open Public Meetings Act has been provided and filed with the Township and Borough Clerks.

**II. Chair Wasserman opened the meeting at 7:30 p.m.**

Present were: Kaczerski, Wasserman, Wolanin, Reeves, Madison, Thoft, Hamilton, Roberts, Eiref, Martindell and Lempert.

Absent were: Hiltner and Machold

There were 7 members of the public present.

**III. Minutes:**

A motion was made and seconded and the Commission voted unanimously to adopt the minutes of January 27, 2010 as written and amended.

**IV. Public Comment:**

Mrs. Grace Sinden read a written statement into the record. She spoke about the Sewer Service Area on the Princeton Ridge and the Westerly Road Church's pending Ridge site application. She urged PEC to recommend that the Princeton Ridge be removed from the Sewer Service Area and instead be designated as "Environmentally Sensitive Area". She said with regard to the Westerly Road Church plans to build on the ridge, it is a large scale development that will cause the loss of several hundred trees and will add large amounts of impervious coverage. She said Princeton Township Committee adopted a resolution in August of 2009 which endorsed the creation of the Princeton Ridge Preserve for recreation and education and to avoid further environmental destruction. She said the mission of the Sustainable Princeton program should be honored with this high impact proposal.

Ms. Joan McGee, Stoney Brook Millstone Watershed Assoc., the SBMWA has great interest in the development on the Ridge. She said they hope that Westerly Road Church will submit a more environmentally friendly proposal than what has currently been submitted; its site plan is a good example of unwanted sprawl. She said the SBMWA offers the following suggestions:

- The number of parking space should be reduced to 220 to reduce the impervious coverage

- Nonstructural measures of controlling storm water should be considered
- Intrusion into the woodlands can be reduced if the structures are moved closer to the Road and dozens of trees can be saved with this approach also
- Deer migration protection plan
- Reduction in the overall impervious surface coverage for the site
- Applicant to address the status of the application to the DRCC

She said the SBMWA is also suggesting that the applicant deed the untouched property to preserved open space. She said she hopes that Westerly Road Church will be good neighbors and good stewards of the land.

Mr. Daniel Harris, said that the current Westerly Road Church application shows that there will be 521 trees destroyed and only 118 will be replaced. He said the tree destruction needs to be minimized and the building footprint reduced. He suggested they move the building footprint to the northeast corner of Block 2803, lot 1. He suggested using the setback as required in Princeton Township Code 10B-272.30 which only requires a 50 foot setback. He said the size of the detention basin should also be reduced. He said the Princeton Township Shade Tree Commission recommends the reduction of parking spaces, use of swales, plants and rainwater gardens instead of tree islands.

Ms. Jane Buttars, said she would like Westerly Road Church to recognize that Block 2802 has been designated as “environmentally sensitive” since 1968. She said there have been stories and letters to the editors in both the Packet and the Topics regarding the environmental sensitivity of Bunn Drive. She suggested reducing the footprint and also that the PEC recommend a condition of approval to the Regional Planning Board to give or grant a conservation easement to the Township. She urged the church to come into conformance with the goals that were expressed by Township Committee last August honoring the lands designation as “environmentally sensitive”.

Joan McGee, SBMWA, said that with regards to the Sewer Service Area, she recommends that the removal of the western area of the plan.

Chair Wasserman closed the public comment and the Commission continued with its Agenda items.

**V. Discussion and Decisions:**

**a) Westerly Road Church’s application – Recommendation to the Regional Planning Board.**

Kaczerski distributed a draft letter to the Commission prior to the meeting and asked if anyone had any additional changes to the letter. The letter, in summary, suggested that the WRC take a more environmental approach to their proposed church expansion, either by remaining on their current site or by incorporating any number of green building suggestions. There were a few minor changes discussed. There was also a discussion among the Commission as to whether the required setback on Herrontown Road was 50 feet or 150 feet. A motion was

made by Wolanin and seconded by Hamilton to adopt the revised memo from the PEC to the Regional Planning Board and Township Committee regarding the Westerly Road Church Bunn Drive application. The Commission voted unanimously to pass the motion.

- b) **Time of Decision Bill:** Urge Township and Borough to adopt a resolution opposing the pending legislation. Lempert noted that Township Committee adopted a resolution opposing the bills at its last meeting. Wasserman said the Borough will be discussing at its meeting next week. He said the PEC should formally request the Borough to oppose the pending legislation. A motion was made by Wasserman and seconded by Kaczerski to formally request of Princeton Borough Council that they resolve to oppose current legislation amending the time of decision rule that is currently pending in both the state Senate (S-82) and in the Assembly (A-437). The Commission voted unanimously to pass the motion.
- c) **PEC Mission and Goals:** Wasserman stated that he sent out draft copies of the goals and missions to everyone. He stressed that he would like the goals to be evergreen (living document). There was a discussion over the goals and strategies. Wasserman said that each member should send a monthly summary of activity relative to their goals (to Emily Reeves who will compile them). A motion was made by Wasserman and seconded by Kaczerski for the PEC to formally adopt the 2010 Missions and Goals document as its guiding principles for 2010, recognizing this document is a living document and will be amended as necessary to meet the most pressing of needs. The Commission voted unanimously to pass the motion.
- d) **Committees and Projects:** Wasserman stated that the committees were identified last month. He said he wanted to discuss three areas: 1- Communiversity, 2-Greenhome and Garden Tour and 3-Communications Director. He said with regards to **Communiversity**; in addition to the booth that the PEC had last year, he would like to see the PEC spend more time “greening” the event by working with the Arts Council and the University. He said they should be pushed to do some long term planning changes. He said the PEC should be strategic on where it can make the most impact; perhaps starting with trash- there did not appear to be any recycling at the event last year. Perhaps the booth can be shared with Sustainable Princeton. He asked for some volunteers to work with the University and the Arts Council on this project. Reeves and Hamilton volunteered for this and it was noted that the two should report back to the Commission through email on the progress. With regards to **Greenhome and Garden Tour**; Wasserman stated that perhaps the PEC should consider moving the event until the end of May. He suggested that each member of the Commission reach out to businesses and personal contacts to see who may be interested in taking part in this event. He said that Princeton University had expressed an interest in allowing the Chemistry Building and/or one of the new dorm buildings for the event last year. He said he will take ownership over this event but would like everyone to report back to him with any potential homes or gardens or businesses that would like to take part in this. **Communications Director:** Wasserman stated that he was thinking about how the PEC could let

others know how it is making progress of the goals. He suggested having someone from the PEC be responsible for communicating with the PEC and the public and to work with the papers to communicate information. He said he would like to start by working with the Princeton Packet and the Town Topics. He also noted that he thinks it would be a good idea to drive people to the website for information but the PEC needs someone who can spend time doing this. It was also suggested that the Communications Director work with TV30 to get information out there. Wasserman also noted that it may be good to try and find a business to sponsor the information in that PEC would like to get out through the papers. Reeves volunteered to spearhead this position. Her first action item is to develop a comprehensive list of options, including costs, time required, and potential impact.

- e) **Earth Day 2010:** Wasserman said on 4/25/10 the Interfaith Council will be sponsoring an Earth Day bike ride & service event. As part of this event, the SBWMA will be sponsoring a stream cleanup – and he hopes that the PEC will help co-sponsor this event. These events will take place the day after Communiversy. A motion was made by Wasserman and seconded by Thoft for the PEC to support the 2010 Princeton Earth Day event by leading the stream clean-up in conjunction with the Stony Brook Millstone Watershed Assoc., and by allowing the PEC name to be used as a sponsor in advertising literature.
- f) **Sewer Service Areas:** Wasserman said he has spoke to the development review committee, members of Township Committee and reps from the SBMWA about the proposed sewer service areas. He said the DEP has developed new maps for each county that indicate which environmentally sensitive areas should be removed from the sewer service area. He said one such site in Princeton Township is the Princeton Ridge which Township Committee designated as environmentally sensitive back in August of last year. There was some discussion over areas that are already developed and it was noted that this will apply to areas that have not already been developed. Lempert stated she has talked to DEP and they will be looking at some of the areas that are in question. She said Township Committee will be discussing this at its March 8, 2010 meeting. She said one of the sites in question is the Westerly Road Church site – the church hired its own specialist that says the land is not environmentally sensitive yet DEP had said that it is. The Commission then had a discussion on whether this new map would be in place before the Planning Board heard the application and whether or not the Planning Board could hold off on hearing it until the maps were adopted. Lempert noted that Township Committee will send a letter to DEP asking for a clarification on the Westerly Road Church site before it makes any recommendations to the County. Roberts also noted that exposure is going to be big so Township Committee wants clarification before making recommendations. Kaczerski noted that the Planning Board should take all this under consideration when deciding the Westerly Road Church application; perhaps condition the approval on the SSA decision of the DEP. There was a discussion on whether or not Township Committee should act on this because of the potential of a lawsuit. Wasserman wanted to make it clear that the PEC should make a recommendation that is not personal to the Westerly Road Church

or specific to any application; rather it should be in keeping with the objectives of the PEC and the preservation of the (Princeton) environment. He said the PEC would like the SSA to be compatible with the newly adopted ERI. A motion was made by Wolanin and seconded by Kaczerski to ask Township Committee to remove from the SSA undeveloped and environmentally sensitive land as highlighted in the master plan and based on the information in the Environmental Resource Inventory and as designated by the NJ Department of Environmental Protection in its updated Water Quality Management Plan Rules and Maps. The Commission voted unanimously to pass this motion.

**VI. Updates and Regular Business:**

- a) **Chairs Report:** Wasserman noted that only three members have expressed an interest in receiving a Township email address, those members being Wasserman, Reeves and Martindell. He asked if anyone was interested; no one else expressed an interest.
- b) **Mandatory Training:** Wasserman noted that the members have one week to complete the mandatory training from the Administration Office. He said the training can be done online or members can speak to Debra Rogers about her giving training in the township offices.

**VII. Reports on Focus Areas:**

- a) **ERI** has been completed and is in the process of being printed.
- b) **Leaf Management:** The survey is on the web and there have been 36 responses so far. Wasserman gave a breakdown stating that ½ of the respondents do some sort of leaf management; 62% are willing to compost leaves; 2/3 don't bag leaves at all; and 40% were in favor if a mandatory bag program.
- c) **Sustainable Princeton:** the Sustainable Princeton website has been down for 3 weeks but should be up and running shortly.
- d) **Development Review Committee:** Hamilton said they have been working on the mission statement and goals and it will be shared with the PEC via email. There was also a question as to whether or not the Regional Planning Board is in compliance with the Municipal Land Use Law by not having a PEC appointed to that Board. Madison said he would speak to Lee Solow and Ilene Cutroneo about it.

**VIII. Reports from Liaisons:**

- a) **Shade Tree Commission: No report**
- b) **Princeton regional Recreation:** Roberts noted that he attended a meeting with Diane Landis and he was impressed with the work that is being done. He also noted that the recreation Board is still holding \$3,300.00 of the PEC money that was allocated for maps. He said he would be happy to get that money back to the PEC. Wasserman stated that perhaps that money could be used for the PEC to communicate with the public.
- c) **SPRAB: No Report**
- d) **Princeton Regional Health Commission:** Rojer reported that the HC is working with the local eating establishments to help them to be more complaint

and more careful. He said he will also be discussing the topic of “food waste recycling” with them.

**IX. Adjournment:**

A motion was made by Rojer and seconded by Wolanin and the Commission unanimously voted to adjourn the meeting at 9:34 p.m.

**Respectfully Submitted,**



**Debra Rogers, Secretary**

**Date Approved: March 24, 2010**