

PRINCETON ENVIRONMENTAL COMMISSION
Minutes of Meeting of May 26, 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 7:45 p.m.

Present were: Wasserman, Thoft, Machold, Reeves, Kaczerski, Hiltner (arrived at 7:55 p.m.), Hamilton, Lempert and Martindell

Absent were: Eiref, Rojer, Roberts and Madison

There were two members of the public present; Jenny Crumniller, Borough Council Representative, and a gentleman representing the Ewing Environmental Commission.

III. Resolution for Peter Wolanin: Wasserman read the resolution into the record and a motion was made and seconded to unanimously approve the resolution acknowledging Wolanin's service on the PEC.

IV. Approval of Agenda: A motion was made and seconded and the Commission voted unanimously to approve the agenda.

V. Minutes: A motion was made and seconded and the Commission voted unanimously to adopt the minutes of April 28, 2010 as written and amended.

VI. Public Comment: There was no public comment.

VII. Discussion and Decisions:

- a) **Time of Decision Bill:** Wasserman explained that this bill was signed by the Governor and takes effect one year after signing which is May 20, 2011. He said basically what this bill says is that when an applicant submits an application whatever ordinances are in effect at that time are the ones that apply – if a new ordinance is adopted after the application has been submitted it will not apply to that application. He said he has been in contact with ANJEC and they are working on it at this point. He said they did however make a suggestion that perhaps municipalities should be looking at a better definition of “submitted application”. Meaning does that mean an application that has been deemed complete? He asked the PEC to think about whether or not there are “gaps” in the Township and Borough Zoning Ordinances that need more clarification

before this law takes effect. The Commission had a lengthy discussion on the issue and there were many suggestions made. Below is a list of some of the items that were discussed pertaining to this topic:

- **Look at FAR calculation**
- **Increase Density**
- **Changes to large developable area's**
- **Definitions in certain zones (i.e. OR –Service Districts)**
- **Area's in which the ERI and Master Plan conflict**
- **Green Building Ordinance**
- **Identify specific issues PEC is concerned about**
- **Identify specific sites the PEC is concerned about**
- **Look at ordinances that will cover the entire municipality (i.e. Tree Ordinance or a Green Building Ordinance)**
- **Can an application be kept open for years**
- **Implications of the TOD Bill**

Wasserman said he spoke with Ilene Cutroneo in the Planning Office and she said that ZARC will discuss this as a subcommittee and the PEC may be invited to attend that meeting. He said he will be discussing the issue with other entities and will pass on the PEC concerns to ZARC.

- b) **Resolution adopting memo that was sent to the Regional Planning Board regarding the Westerly Road Church:** A motion was made and seconded and the Commission voted unanimously to adopt the resolution. Wasserman asked if there were any additional issues that the PEC would need to identify at the next Planning Board meeting. It was suggested that the PEC press the issue that a certain part of the land has not been touched for 8,000 years. Some PEC members expressed an interest in a site visit the two lots proposed for the WRC project. There were 3, possibly 4 members that said they would be attending the next Planning Board meeting on June 3. (It was noted that no more than 5 members can attend without the PEC presence being noticed – if more members want to attend – please let Debra know so that it can be properly noticed). The Commission then held a brief discussion the on number of classrooms being proposed and the number of students who will be attending the “home school” program.
- c) **Green Home and Garden Tour:** Thoft said the tour will be happening on June 19th and the Commission decided the timing should be from 11:00 a.m. – 3:00 p.m. She said she has 8 confirmed stops and a few other places that have not confirmed yet. She asked the Commission about another home which has recently restored all the windows (50 of them) and the basement with energy efficient products if that should be considered as a stop also. The Commission was in agreement that it should be included. Information will be available on the Township and Borough websites as well as at each location. It was noted that either the contractor or the homeowner should give the tour at each residential location because they are the most knowledgeable. Thoft said she will be working on the yard signs and the advertisement for the Tour.

d) Other Business: Wasserman said there were a few other items that he wanted to get to but didn't. He said the Commission would be losing its quorum at 9:00 p.m. so he will send out an email with some of the items he did not get to and all the other items can wait until next month's meeting.

VIII. Adjournment: A motion was made and seconded and the Commission voted unanimously to adjourn the meeting at 9:00 p.m.

Respectfully Submitted,



Debra L. Rogers, Secretary

Date approved: June 23, 2010