

PRINCETON ENVIRONMENTAL COMMISSION
Minutes of Meeting of July 28, 2010– 7:30pm
Community Room
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 7:40 p.m.

Present were: Wasserman, Kaczerski (arrived late), Hiltner, Machold, Reeves, Ullman, Rojer, Roberts (arrived late), Ernst, Martindell and Lempert (arrived late)

Absent were: Thoft, Hamilton and Eiref

There were 3 members of the public present.

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

IV. Minutes:

A motion was made and seconded and the Commission voted unanimously to adopt the minutes of June 23, 2010.

V. Public Comment:

There were members of the public who wanted to hold off on comment until their topic of discussion was presented.

VI. Discussion and Decisions:

a) **Recreation - New Pool Complex:** Mr. Ernst showed a rendering of the proposed new pool complex stating that this process began in 2008. He said they held three public meetings and gathered enormous public input that helped develop the conceptual drawings. He said they added a family bay off the major pool and a beach entry off the side - he noted that the areas will be handicapped accessible. He then presented the plans at the Township Committee meeting and issues came up that the family and baby pools were too big so they have since reduced the size of both. He said the pools will now have separate filter systems, the locker rooms will move to the Route 206 side, and they will be adding meeting rooms for the pool staff, lifeguards, day campers and members of the public will also be able to utilize them. He said they will not be seeking a LEED certification however they will be using water efficient toilets and showers, energy star air conditioning and on the flat roofs they are looking into the use of solar panels. He said they will be heating and air conditioning the administration offices only. He said the impervious coverage has

actually been reduced with this new plan as the green areas have been increased. He said the general sense is that they will be using less energy. He noted that the elevations will be posted online and they will try to add text to it also. He noted that the fence along the baby pool area will be moved in order for them to gain more parking spaces, the playground has been eliminated and the construction waste will be disposed of in an environmentally friendly manner. He said the mature trees will be kept, the bushes will be removed, they will be taking out the picnic areas in order to gain more green spaces and then the tables will be distributed around where needed. He noted that the lifespan of the new pool will be 40-50 years.

Roberts explained that they thought it better to put in solar panels where possible rather than solar water heaters that will only be used 3 months out of the year. With the solar panels they will be used all year. He stated that cost is a major factor in all of this and they are trying to reduce costs where ever possible. Wasserman noted there are ways to install the panels with no up-front costs and he will put Roberts in touch with the proper people. It was noted that it would be very helpful for the proposal to quantify to the public what is new and what is existing and a possible energy usage comparison. It was suggested that Princeton Engineering Group or an Electrical Engineer intern from Princeton University would be able to do the work to develop the comparison.

Ron Berlin of Jefferson Road stated after the 3 public meetings on the pool proposal it was evident that many wanted the buildings to be simple and "camp like" and to try and "fix what could be fixed and to keep what could be kept" - and those two things did not happen, he said. He said "do we need new buildings or carefully reconfiguring the complex in the same spirit as it exists today". He also noted the following items: green roof is expensive and not sure there is a cost savings, solar water heating for the showers is inexpensive and is a good idea and a proposal should be developed that is sensitive to the land.

The PEC held a discussion on where it should go from here with the pool proposal and it was decided that the PEC should weigh in on this proposal as they would on any other application for development.

b) **Zoning Changes:** Joan McGee speaking for Jennifer Coffey of the Stony Book Watershed said it is a

work in progress and they are trying to address zoning through environmental regulations. She said one area of first attack for them will be the Princeton Ridge area. It was noted that Princeton Township is now working on a Stream Corridor ordinance. There was a question as to whether or not a Zoning Board member should be included in these discussions. That led to a discussion about the Master Plan and how it is theoretical and the zoning enforces the ordinances that are put on the books. There was also a discussion about the Master Plan, the ERI and Sustainable Princeton and if it is found that these documents are at odds with the ordinance then recommendations need to be made. Wasserman noted a subcommittee should consist of representatives from the

Regional Planning Board, both Mayors, PEC Rep, Lempert, Martindell and a representative from the Stony Brook Watershed. It was suggested that a consultant be hired to do this work and then report back its findings. There was also a question as to why the Regional Planning Board staff is not doing this. It was noted that the Regional Planning Board cannot make the municipal officials include the changes in its ordinances; if the citizens feel the Ridge regulations need to be changed then it should be raised with the municipal officials. It was stated that in other towns, the Planner drafts various ordinances to present to the governing bodies. The Planning Board creates the Master Plan and the Planner makes sure there are ordinances drafted to back it up to present for approval. It was also stated that the Master Plan is clear on how its wants the Ridge yet there are no ordinances to back it up.

The PEC noted that green building ordinances are of utmost importance and they should look into them. It was discussed that they should begin with the Municipal Assessment and work from there on the zoning issues after Wasserman speaks with the two Mayors. They are also working on a resolution to the governing bodies urging that a committee be formed to work on the zoning issues.

c) **Borough Updates:** Martindell stated that strictly from a personal view - if the pool complex approval is delayed, then the PEC should proceed with its review as if it were any other development application. But, if it is fast tracked then the PEC should demand an impact study to see if the project meets the sustainability standards that the PEC is interested in. Wasserman noted that the Rec. Dept. gave a commitment to the PEC that they will provide more info. and an impact statement. It was also suggested that the Rec. Dept. has the opportunity to raise quite a bit of money through its foundation.

VII. Updates and Regular Business:

a) Chairs Report:

- The PEC received the application for the Stony Brook Regional Sewerage authority for review. It was decided that they would wait until after SPRAB met to decide if they would weigh in on it or not.
- Wasserman thanked everyone for their support and input on the TRI letter.
- Wasserman stated that he received a letter asking for help with the turtle crossing on Harrison Street. He noted there is nothing the PEC can do because it is located on the West Windsor side of Harrison Street.
- Wasserman said Sustainable Princeton is trying to achieve a 501(c) 3 status and the filing fees will run about \$1,200.00 and they have asked if the PEC would cover those costs. It was suggested that the Sustainable NJ grant may provide money for that.
- Wasserman received an email from Dan Brzezynski from the Engineering Department asking the PEC to support the Princeton Community Bikeway Project - this is in conjunction with the Borough and Princeton University to increase access and safety for bikers. He said the PEC has been asked to

write a letter of endorsement. A motion was made and seconded and the Commission voted unanimously to send a letter of support.

- Sustainable Princeton is trying to work with the schools on solar power and they are hitting road blocks. If anyone knows of a good contact please pass that information on.
- Wasserman said he is interviewing someone for the opening on the PEC but if anyone knows of someone who may be interested please pass that information on. It was also noted that the opening right now is for a Borough resident.

b) **Health Commission:** Rojer stated that he attended a conference called "One New Jersey" and the purpose of the group is to restructure the state and redesign to create better Community Corporation and incorporation. He said the group will begin meetings in the five sections of the state to begin consolidation on the big level. He also stated that Dave Henry, the Health Official, has been covering for the City of Trenton until it hires its own Health Official.

c) **Parks/Natural Resources:** Hiltner noted that both of the lakes in Mountain Lakes are now drained.

Hiltner said the Harrison Street Park has been dedicated and many people felt it was an expensive project. He said he would like to see projects like this bring in more complex plants.

Hiltner also inquired about the Shade Tree Commission liaison that has not been attending the meetings. Machold stated that Eiref broke her foot, but that she is also a member of the Shade Tree Commission and can give a report when needed. Lempert suggested that someone from the Township Shade Tree Commission attend the Borough STC meetings. Machold said she would be willing to do that.

d) **Recycling:** Hiltner said he forgot to call and schedule a tour of the recycling facility but will be doing that. Wasserman also noted that he and Diane Landis will be speaking at the next Borough Council meeting to push recycling on the street and with the businesses in the Borough.

VIII. **Township Updates:**

a) Lempert stated that she, Chad Goerner and Lee Solow are currently working on a Stream Corridor Ordinance and are hoping to send a draft to the PEC in the fall. She said the idea behind the ordinance is to have wider buffers along the properties that border the streams and it should be a great tool once implemented.

b) Lempert said that the fund raising is moving along for the Ricciardi tract of land off of Bunn Drive. She said if the grants and funding come through they will still be short \$250,000.00 and are looking for people to contribute.

c) Lempert said there have been many discussions after the Westerly Road

Church application on where to go from here. She said they are looking into some ideas with the Township Attorney and will report back.

d) Lempert stated that she was late for this meeting because she was attending the first Joint Consolidation Commission meeting. She said it is very exciting and she will report back after further discussions.

IX. Clarifications:

a) Next step on the zoning issues: Wasserman said he will be meeting with the Mayors shortly after Labor Day to see what issues are most important.

b) Pool proposal next steps: The PEC will be providing some information to them but the PEC should be looking at this proposal as if it were any other development application whether it is through the current Development Review Subcommittee or another subcommittee is formed. The Recreation Dept. is willing to give the PEC any information it wants. It was suggested that the PEC weigh in on the parking issue with the pool.

X. Adjournment:

A motion was made and seconded and the Commission voted unanimously to adjourn the meeting at 9:55 p.m.

Respectfully Submitted,



Debra L. Rogers, Secretary

Date Approved: September 22, 2010