

## PRINCETON ENVIRONMENTAL COMMISSION

Minutes of Meeting of June 27, 2012– 7:30pm  
Meeting Room A  
Township Municipal Building  
400 Witherspoon Street, Princeton, NJ 08540

### 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 7:35 p.m.

Present were: Wasserman, Kaczerski, Hiltner, Miller, Fichtenbaum, Applegate, Ullman, Herlihy, Rojer, Crumiller and Lempert

Absent were: Hamilton and Eiref

There were no 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 to adopt the minutes of May 23, 2012 as written and amended.

### V. Discussions and Decisions:

- a) **Township Update:** Lempert noted that Township Committee and Borough Council recently adopted resolutions opposing a bill that would exempt college and universities from municipal zoning regulations. Wasserman said he would follow-up with ANJEC to see if they had any information on this. Lempert also noted that the Township will be doing a tree inventory of all the trees that line the streets in the Township. Crumiller said the Borough has already done this and the STC's are in the process of combining the tree databases. Lempert also discussed the Open Space Tax saying that the governing bodies had approved to put a 1.7 cent tax question on the November ballot. Ullman noted that the enabling legislation states that the municipality should have a trust fund set up for these monies. She said it's a dedicated tax that should be in a dedicated fund. Lempert said that the Board and Commissions subcommittee of the Task Force is going to recommend a Parks Commission in the new town. She also noted that there will be a call for applications for people wanting to serve on Boards and Commissions in the new town and she encouraged current Board and

Commission members to state their willingness to continue to serve in the new town.

- b) **ZARC/Green Ordinance:** Crumiller stated that there is a meeting scheduled for July 9, 2012 and the agenda states “green standards”. She said she is under the impression that the municipality cannot mandate green standards, instead offer incentives to get people to utilize them. It was noted that the standards should be established so it’s applied to buildings and not properties. It was also suggested that the towns change the zoning to reflect green standards. Wasserman noted that he thought legal counsel should be at the meeting to explain what options are available. Fichtenbaum also noted that she will contact the DCA to see if they would like to have representation at the meeting.
- c) **Hospital site – next steps:** Ullman said the Planning Board is waiting for the application to be deemed complete and she will keep everyone informed as it moves through the process. Crumiller noted that Avalon Bay’s representative, Ron Ladell, has stated that they will adhere to the NJ Energy Star rating, but he will not put that in writing. Fichtenbaum stated that she received a very threatening letter from Ledel. She noted that the Trenton Times article stated that he will follow the standard, but that it totally different from being LEED certified. She said there is not accountability without the certification. A discussion then took place among the Commission members on the zoning for the hospital and how the neighborhood feels the hospital site was improperly zoned, whether or not the design standards are enforceable, and the if the agreement with the hospital can be enforced. Wasserman noted that Ledel said he was looking forward to working with the PEC and now he won’t – he asked if the PEC should call him out on that. Kaczerski suggested writing a letter to the editor. It was noted that the letter should be timed around the Planning Board hearing.

## VI. Updates:

- a) **Chairs Report:** Wasserman took a straw-poll to see who would be available for the July 25, 2012 meeting; he said he might not be available; most stated they would be available. He noted that there was an article in the Wall Street Journal that the Federal Appeals Court backed the Greenhouse Gas Emissions initiative. Wasserman said he received a letter stating that the buses that take people from the old hospital to the new one are diesel and he wondered if there might be grants available to convert them. He said he also received another letter from a homeowner inquiring about a subdivision at the corner of Van Dyke & Snowden Lane. Lempert noted that they will be building a sidewalk out to Herrontown and will also be fixing the drainage as part of the subdivision. Ullman said that all Planning Board approvals are conditional upon whatever NJDEP approvals are required, and her memory is that wetland issues were a major issue. Wasserman also noted that the Stony Brook Millstone Watershed Assoc said there are a lot of trails that need pruning. They are looking for volunteers, so please pass the information along to anyone who may be interested.

## VII. Focus Areas:

- a) **Open Space:** Wasserman stated that Miller did a nice job of pulling together the appropriate parties to discuss the need for a Parks Director and a Parks

Commission to oversee how the Open Space monies are spent. He said the current draft suggests that the Commission would be an advisory board and he thinks there would be a lot of people interested in participating. Miller stated that the Commission would be overseen by the Parks Director and would prioritize the need for acquisitions. Wasserman asked for comments from the PEC on the drafts. He also asked if the PEC felt this is something that the PEC should be involved in or should it be advocating for a new Commission. It was noted that the PEC used to be involved in the Parks years ago, but it has evolved over the years and now is addressing some very technical issues and therefore a new commission should be developed to oversee the parks. It was stated that it would be beneficial to have a working group organizing trail clean-ups and parks up-keeping. It was suggested that the new commission develop a yearly budget for parks maintenance. Herlihy noted that the parks are maintained by the Recreation Dept. because there are not a lot of volunteers out there. She said the Recreation Dept. has a good control over the active parks and the playgrounds for which need yearly inspections. Wasserman noted that the commission would only over-see the non-active parks. He said he will bring this feedback to the Task Force. He said he did not think it likely that a staff position would be added for a Parks Director so it was suggested that an advisory board be developed. It was suggested that perhaps the open space money could pay for a part-time parks coordinator, someone who would organize the volunteers. Lempert stated that many of her colleagues were advocates of a Parks Director and that the sub-team should not dismiss the idea of such a position. Wasserman said to send all additional comments and suggested to him and he will forward them on to the Task Force. Applegate noted that she spoke with someone in Chatham Township and have also met with Barbara Bromley about the naturalization of the retention/detention basins. She said she spoke with someone at the YWCA about perhaps having the boy/girls scouts do this; and she met with Kiser and Kneski and have a map of all the basins in the Township. Fichtenbaum said she could scan the map and get it out to everyone. Applegate said she will pull all of the information together and have it for the next meeting.

- b) **Green Buildings:** Fichtenbaum stated that last year the PEC had funded a housewarming project for Sustainable Princeton and the project has progressed in the last 2 weeks. She said they have collected data, provided a yard-stick score and provided an assessment on how to obtain a better yard-stick score. She said they have also provided training on how to reduce energy and greenhouse gas output. She said she would like to see the project expanded in the future and this is being addressed through Sustainable Princeton. Kaczerski noted that SPRAB will be hearing the Merwick application on July 18, 2012 but the PEC was not asked to review this application. She said the PEC's comments did get to SPRAB regarding the Hun School application and its rep said they would incorporate most of the PEC's comments. Ullman noted that the Planning Board asked about LEED certification and the Hun School intends to apply for and they agreed to all of the PEC's recommendations with the exception of the solar panels on the roof, for reasons of cost. They did agree to SPRAB's recommendation that roof vents be spaced in such a way that solar panels might

one day be added to the building. Fichtenbaum asked if there was something the PEC could do to commend the Hun School on its application. Wasserman suggested writing a letter to the editor and signing it as vice chair of the PEC.

- c) **Waste and Energy:** Hiltner said he recently organized a tour of a recycling center and it was amazing to see how sensitive the machinery is to plastics. He said they have a market for 3-7's and it is not just 3-7's that get sent to China, a lot of other stuff is sent there as well. . It was also noted that the recycling center said it would claim no responsibility for where it goes and whether or not it poses a health risk. Wasserman said there are questions that need to be answered before the PEC pushes to have 3-7 plastics collected. It was suggested that if more 3-7s are collected then there would be a market for them. Wasserman said there should be some sort of financial analysis done and that he and Hiltner would work on it and bring it back to the PEC.
- d) **Health Commission:** Rojer said that in regards to the "safe playing fields" he said that Henry contacted the State Health Commission and they are currently working on a law for this. Miller stated that he would follow up with the NJDEP as to the status of the ordinance. He also noted that the Health Commission is looking to adopt the state ordinance for noise control. Lempert noted that the Township has a noise ordinance and it was just amended as it applies to emergency generators.
- e) **Regional Planning Board:** Ullman said the Circulation Element of the Master Plan will be discussed at a future Planning Board meeting and she will let everyone know when the meeting is scheduled.

**VIII. Adjournment:** A motion was made and seconded and the Commission voted unanimously to adjourn the meeting at 10:00 p.m.

**Respectfully Submitted,**



**Debra Rogers, Secretary**

Date Approved: July 25, 2012