

PRINCETON ENVIRONMENTAL COMMISSION
Minutes of Regular Meeting of May 22, 2013– 7:30 pm
Meeting Room A, 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 municipal Clerk.

II. Chair Wasserman opened the meeting at 7:35 p.m.

Present were: Kaczerski, Wasserman, Fichtenbaum, Birge, Ullman, Herlihy, Zemble, Chorney and Crumiller

Absent was: Patel, Molina and Rojer

III. Approval of Agenda:

A motion was made and seconded and the Commission voted unanimously to approve the agenda as it was amended to bring the development applications up on the agenda.

IV. Minutes:

A motion was made and seconded and the Commission voted unanimously to approve the April 24, 2013 minutes as written and amended.

A motion was made and seconded and the Commission voted unanimously to approve the May 10, 2013 (special meeting) minutes as written and amended.

V. Public Comment: There were no members of the public present.

VI. Discussion and Decisions:

- a) **Council Updates:** Crumiller noted that the Council passed the Transco resolution as it was presented by the PEC with minor changes to the intervener paragraph. Crumiller said there will be a ZARC meeting in the near future and she will report back after that

meeting, Wasserman asked if the PEC could be part of those discussions. Ullman noted that it would be best for the PEC to contact Nashamkin or Solow to see if would be possible for PEC to be part of the discussions. Crumiller said the Shade Tree Commission is watching 2 bills that currently pending called the Management Response Act which gives PSEG power to cut back trees. She noted that residents are becoming afraid of having trees after what happened with Super Storm Sandy.

- b) Development Application Subcommittee Reports:** Kaczerski said she prepared a draft regarding the memo Westerly Road Church Subdivision for the PEC to review and vote on. She explained the application saying that the applicant has 3 lots on Westerly Road (closest to Mountain Avenue) they would like to subdivide these lots into 7 lots. She noted that they will be selling the structures and lots “as is”. She said the subdivision is permitted and there will not be any requests for variances or waivers. She reviewed the comments from SPRAB. Fichtenbaum said the orientation of the lots are long north and south and the engineering plan is showing that same orientation on his plans. She said they really should be east to west to obtain the most solar lighting. Wasserman suggested adding a section to the PEC memo that states the PEC would like them to configure as many lots as possible with an east to west orientation. He thanked the development review subcommittee for all of their hard work. A motion was made and seconded and the Commission voted unanimously to send the memo to the Planning Board and various other groups.

Kaczerski commented on another application that was heard at SPRAB. She said there is a new restaurant “Mistral” that is going in at 66 Witherspoon Street. She said they are proposing a 3 sided pavilion along the side over the patio and walkway. She said they are also proposing an outside fireplace. She said SPRAB has recommended that the applicant mitigate any smoke coming from the fireplace and the Fire Official stated in his memo that the applicant can only use seasoned firewood and the town has the right to extinguish the fireplace should the smoke become a problem. She also said that SPRAB recommended that they enroll in the Food Waste Recycling program and that they use Energy Efficient Lighting.

c) **Avalon Bay:** Wasserman noted that the town is in receipt of the revised submission from Avalon Bay and the PEC has until June 14th to respond with comments. He said the next PEC Mtg is on June 27th and suggested rescheduling the meeting. There was a discussion about the next meeting and it was decided that the PEC would change its meeting date to June 19, 2013 at 7:30 p.m. It was suggested that the PEC try to obtain a larger room for the meeting. Wasserman said that some people were at the presentation earlier this evening by Avalon Bay, showing the new plans for the hospital site. He noted that the PEC drafted a memo over a year ago regarding this application and he encouraged everyone to become familiar with the memo. Fichtenbaum noted that she went to the presentation and received a hand-out of all the sustainable items that they are proposing. She said they have come a long way since the talks first began with this application. She said they are proposing version 3 Energy Star Certification – and she said this is a big deal. She also noted that a lot of what the applicant is proposing has come from the green building checklist. Wasserman said they took the green building checklist and commented on each item. Fichtenbaum noted that the applicant DID say that if the incentives for the Energy Star Certification go away, they will back away from it. Kaczerski suggested looking at their competition with regards to LEED standards and see if they did it with or without incentives. Wasserman said that between this meeting and the next, the development review subcommittee will draft a memo for the PEC to vote on. It was noted that the new proposal does not show any retail space and said the applicant said it is not a viable space for retail uses. Crumiller noted that it is not viable because the applicant do not feel like it would be profitable for them at this point. Fichtenbaum noted that it's a permitted use, not a required use to add commercial to the site.

VII. Updates and Regular Business:

a) **Chairs Report:** Wasserman said with regards to the green building checklist, he would Deb Rogers to draft a memo and send the green building checklist to ANJEC and Pam Mount at Sustainable Jersey. He also said that there is still work being done and meetings being held regarding the Transco Pipeline and he will keep the PEC informed. He also noted that there was something called the Highlands Act that created a few years ago and it was enacted in

order to keep the drinking water clean. He said there are forces that are trying to amend that act to make it less stringent and PEC has been asked to voice an opinion on this. He said is in discussions with some people about this and have asked that they draft a memo to the PEC and perhaps come to a future meeting to discuss this topic. He noted that North Hampton, MA has an Energy Commission and he said it may be something for Princeton to think about.

b) Focus Area's:

- i. Open Space/Parks: Zemble said they have met and are articulating a purpose and possible goals. She said she attended a meeting with the Public Works Department and she noted that there is no clear definition of who handles Parks/Open Space. She said the Recreation Dept and Public Works share the responsibilities with no clear cut definition. She said one of the main items is to find out what land is owned by the Town and how are they being maintained. She also said they want to look at the major open space lands that the town should look at before they are handed over to a developer. Birge mentioned a GIS system that Montgomery uses and she thought it may be of help. Wasserman stated that he thinks there needs to be some clear cut oversight over the parks and open space. Herlihy discussed how this has been a problem since consolidation and the town is looking at this and who will have oversight over the parks. Zemble noted that Pam Machold is facilitating these meetings.
- ii. Mass Transit: Birge noted that she a Patil will be meeting in early July and gathering information on the current mass transit in the town.
- iii. Green Buildings: Fichtenbaum said she held an informal chat with Kaczerski regarding this and would include Molina in future discussions. She said she really wants to look into green building overlay zones but feels there is some political push-back on this. She said they will be holding another informal meeting in the future. Wasserman also noted that the Mayor is leading the way on the Sustainable Jersey

Silver Certification and is looking again into forming a Municipal Green Team.

- iv. Waste: Wasserman said a lot is going on already on the outside and he is wondering if a subcommittee from PEC is going to be helpful. It was noted that there should be a central waste committee where all the powers that be from the different waste companies and staff can come together to discuss this issues. It was also suggested that when the leaf schedules are hand delivered that there is something included giving information on the Food Waste Composting Program. There was also a suggestion the Food Waste Composting be made mandatory in the Town. Wasserman noted that it has been discussed in the past, but it wasn't something that was well received. He also said that Sustainable Princeton has a Waste subcommittee and he will include the PEC on the meeting notices for that group. Crumiller mentioned that the composting facility in Lawrence may be closing and compost will no longer be free to the residents. Birge said the schools will be composting starting next year.
- v. Recreation: Herlihy noted that the pool will be opening on Saturday. The PEC then held a brief discuss on the need for a Parks Director how they have lobbied for this in the past.
- vi. Planning Board: Ullman said the Mamouns Restaurant received approval. She also noted that there will be another Subway Store that is going in on East Nassau Street near Hoagie Haven.
- vii. Green Home and Garden Tour: Wasserman stated that the PEC in the past held a Green Home and Garden Tour and has not had the time to devote to it the last couple of years. He said if anyone is interested in taking this over he would be happy to meet with them and discuss it.

VIII. Adjournment: A motion was made and seconded and the Commission voted unanimously to adjourn the meeting at 9:42 p..m.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Debra Rogers", is written over a faint, light blue circular stamp or watermark.

Debra Rogers, Secretary

Date Approved: June 19, 2013