

PRINCETON ENVIRONMENTAL COMMISSION
Minutes of Regular Meeting of June 19, 2013– 6:30 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 6:40 p.m.

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

Absent was: Herlihy and Molina

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 May 22, 2013 minutes as written and amended.

V. Public Comment: Wasserman asked if there were any members of the public who wanted to make a comment other than on the Avalon Bay application. Hearing none, he moved to the next agenda item.

VI. Decisions and Discussions:

a) Council Update: Wasserman asked to move this item after the Avalon Bay discussion. The Commission was in agreement.

b) Avalon Bay: Wasserman said he had hoped that everyone had a chance to review the draft memo that was sent out by Kaczerski. He said the intent is to have a final memo from the PEC to be sent to the

Planning Board. With that, he asked for comments from the public first.

Alexi Assmus distributed a packet of information to each Commission members regarding the Avalon Bay application. She said Princeton Citizens for Sustainable Neighborhoods asked the PEC last year, in late fall, to request more information on environmental investigations; she thanked the PEC for doing so and thanked Avalon bay for providing it. She discussed possible soil contamination and remediation – she said this is especially important because there will be close to 500 people living on the site and there will be children playing in the soils. She noted that many professionals feel further investigation of the soils are needed. She said Princeton Citizens for Sustainable Neighborhoods continues to advocate for further testing as well. She then discussed the Phase I & II reports with the Commission. She noted that there has not been any mercury testing on the site and she formally asked the PEC to request the performance of a preliminary assessment as defined under NJ state regulations via as a condition of approval and that the municipality consult with PCSN on a list of acceptable measures.

Daniel Harris said he would like to hear the contents of the draft memo before making any comments. He then mentioned several items that Kaczerski said were contained in the report.

John Vogel from Avalon Bay introduced himself but had no comments.

Kaczerski said she thought it best that the Commission review the highlighted sections of the memo because those sections include changes and comments. To make sure everyone had the correct version she said the discussion will surround draft memo #2. Assmus noted that lot 6 is different than 6 Harris Road. She said lot 6 is where the underground fuel tanks are located; she also noted that lot 6 spans across the zone lines and is located near the loading dock. Ullman said it may be a good idea to approve or deny the memo as it stands and then come back with an amendment at a later date. She said due to the consent order, everyone is working on very tight deadlines. Zemble noted that the memo should make it clear that the applicant should test and monitor for chemicals. The Commission

then discussed various changes to the memo which include, but are limited to, page 4 – red list items; page 5- new language under the roof shingles section; page 7 item #5 was deleted; page 9 clarification of items #8 and #15.

The Commission then discussed the issue of environmental issues versus social issues and what should or should not be included in the memo. These issues included, but were not limited to, issue of distributing the affordable units throughout the site and 2 bathroom apartments.

Kaczerski noted that the SPRAB memo would be completed at its meeting tonight and stated that if approved, it will have recommendations as conditions of approval. She asked if the PEC wanted to do the same or should the PEC items be split; having some as recommendations and some as conditions of approval. Wasserman noted that most of what is included in the PEC memo follows LEED standards and if they recommend that the applicant follow the LEED standards they will be complying with 80% of the PEC memo.

The Commission decided that the following items should be noted as conditions of approvals; items A1, A2, B1, B2, D, N, O and I. All other items should be listed as recommendations.

A motion was made and seconded and the Commission voted unanimously to approve the memo as amended through the discussions at this meeting. The record should reflect that Ullman abstained from voting.

- c) **Council Update:** Crumiller noted that ZARC is currently working on the Historic Preservation part of the ordinances. She said Nashamkin said the PEC is more than welcome to attend the meetings.

VII. Updates and Regular Business:

- a) **Chairs Report:** Wasserman noted that the Town Topics had pictures of Mayor Lempert, Brian Hughes, Charlie Yedlin and others using their compost bins for the Food Waste Recycling Program. He said there is a Waste Committee that will be pushing towards getting

1,000 resident signed up for the program. He also said that the NY Times wants to get 150,000 people participating in their version of curbside composting. He said he spoke to Bob Hough (Director of the PSOC) and there are discussions about perhaps lowering the cost to entice more people to sign-up. He also said Sustainable Princeton may consider subsidizing the program.

- b) **Transco:** Wasserman said that he and a number of other Princeton residents attended the FERC scoping meeting in Hillsborough. He said right now the focus is on trying to figure out what it would take for Williams/FERC to withdraw the application. He also noted that Professor Horn will be walking the pipeline and he asked if there was anyone from the PEC who could attend. Birge and Zemble volunteered depending on when the meeting was. Wasserman said it was his mistake, the walk actually occurred earlier today. The Commission discussed the possibility of widening the existing pipeline and exporting gas and what the next step for the PEC would be. Wasserman explained that it was best for Barbara Blumenthal to direct the Commission as she is leading the community group.
- c) **Planning Board:** Ullman noted that the Planning Board heard an application from Hillier to make a revision to the Copperwood (now known as FountainRidge) application. She said they had to reroute the utilities up to Hilltop Park and then back down again to avoid blasting.
- d) **Board of Health:** Rojer said the Board of Health focused on the pipeline along the ridge; blasting and how the destruction of the grounds would create changes in the water table. Wasserman noted that all of the information is not available for the public yet, but all comments must be submitted by a certain date to FERC. Crumiller noted that there will be a Princeton meeting for residents concerning the pipeline next week in the Community Room. She also said that there would be a Pipeline Safety Coalition meeting next week as well.
- e) Wasserman noted that he will not be attending the PEC meeting in July and Fichtenbaum will be running that meeting.

VIII. Adjournment: A motion was made and seconded and the Commission voted unanimously to adjourn the meeting at 8:20 p.m.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Debra Rogers", is written in a cursive style.

Debra Rogers, Secretary

Date Approved: July 24, 2013