

PRINCETON ENVIRONMENTAL COMMISSION
Minutes of Regular Meeting of February 27, 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 8:35 p.m.

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

Absent was: Herlihy

There was one (1) member of the public present.

III. Approval of Agenda:

A motion was made and seconded and the Commission voted unanimously to approve the agenda as it was prepared.

IV. Minutes:

A motion was made and seconded and the Commission voted unanimously to adopt the minutes of January 23, 2013.

V. Public Comment:

Tom McKeon from the Stony Brook Millstone Watershed said he appeared last month and to announce the stream clean-up dates and this month he is back to give more information. He said the clean-up will be located at Port Mercer on Quaker Road on either April 20th or April 21st. It was suggested that it start in the afternoon and for him to contact Sustainable Princeton and the John Witherspoon Environmental Club as well.

VI. Discussion/Decisions:

- a) **Council Update:** Crumiller stated that the Green Building Checklist was introduced at the Council meeting. Wasserman explained that this is a checklist that applicants will have to respond to. He said the list does not mandate what has to be done, but requires a responsive which is a step in the right direction. Ullman noted that the Planning Board will be reviewing it on March 7th and then it will go back to the Council on April 1st for the public meeting and adoption. She said it would be good for someone from the PEC to attend the public meeting. Crumiller also noted that the lawyers for Avalon Bay have filed a lawsuit and it will be handled by the courts now.
- b) **PEC/Sustainable Princeton/Goals:** Wasserman discussed a PowerPoint presentation with the Commission. (PowerPoint is attached). The PowerPoint showed the relationship between PEC and Sustainable Princeton, areas of interest expressed by outgoing and current PEC members and prompted a lengthy discussion. Fichtenbaum discussed building overlays and how the intent would be to make the habitat compatible with natural cycles because buildings have such a big impact. She said that zoning is mandatory and there is a lot of good case law out there concerning overlay zones. Kaczerski also noted that the PEC can make recommendations to the Planning Board, who in turn would send it to ZARC who would make a recommendation back to the Planning Board and then it would follow the normal ordinance adoption procedure should there be a favorable recommendation on it from ZARC. Zemble mentioned that her idea of greening Princeton would be to “green” the municipal agencies and vehicle fleet. Kaczerski noted that Sustainable Princeton had a municipal green team that was created in the municipality. Wasserman stated that the Mayor would like to re-start the green team and move it up to Bronze level certification. Wasserman read into the record the “Powers of the Princeton Environmental Commission”. He noted that in essence everything that the PEC does tries to “green” Princeton. Wasserman then discussed proposed focus areas or subcommittees; Development Application Review, Mass Transit, Building Overlay Zones and Waste. There was then a discussion about which members would be interested in which subcommittees. (the official list of subcommittee members are attached as the last page of the PowerPoint).
- c) **Chairs Report:** Wasserman stated that the Princeton Food Waste Program is just getting started however they are not accepting credit

cards at this point and he asked Crumiller why. Crumiller said she will look into it. Molina mentioned that people have commented to her that it is very cumbersome to go to the web, print out the form, fill it out, and then send it in with a check. She said it would be much easier and would attract more people if it could all be done on the web. Crumiller said she will look into it and find out when it will be on the web with the credit card feature.

Wasserman also mentioned the downtown trash and recycling task force. He said they are working specifically with the mixed-use building to ensure they have contracts for both recycling and trash for the businesses and the residential units. He said this will create opportunities for them to recycle. He said Sustainable Princeton is working on this with the help of Crumiller. He said the PEC Waste Subcommittee should be kept informed about this. It was also mentioned that perhaps the PEC could draft an ordinance requiring recycling at all town events. Crumiller suggested a resolution as it would be less time consuming and Council could act on it quicker. It was suggested that the PEC start with a resolution and then work on an ordinance.

Wasserman said the Transco Pipeline want to extend their easement and there will be an open meeting on it on February 28, 2013. He said he is not sure if the PEC can do anything about this, but left it open for someone to look into it and report back to the PEC.

- d) Development Applications:** Kaczerski discussed the Princeton University Building & Grounds application. She said the PEC has the same concerns that were raised in the Engineering/Zoning report. She said she drafted a memo for the PEC to review and then it would be sent to the Planning Board, Council, Shade Tree Commission and SPRAB. She read the draft memo and it was decided that the memo should be revised to contain the following items: food waste recycling, additional sustainable elements, green roofs, lawn areas with rain gardens, renewable energy source, waste quality, adequate protection and containment and protection of the salt from entering the storm water system, and that there should be no impact on the ambient air quality. A motion was made and seconded and the Commission voted unanimously to send the memo as amended.

Kaczerski said that the second application is from PNC Bank. She said they would like to tear-down the existing drive-thru at Princeton Shopping Center and increase to a full service bank of 4,020 square feet. She said they are proposing to be LEED certified but she did

not know at what level. She said they will be removing 5 trees but replanting 7 and because the lot disturbance is less than one acre they are not proposing any storm water detention/retention. She said she has not had time to draft a memo but will do so because the PEC comments are due by March 22, 2013. Wasserman noted that the PEC will have to schedule a special meeting to adopt the memo because it is due prior to the next PEC meeting.

VII. Reports from Liaisons:

- a) **Board of Health:** Rojer said the Board of Health just developed an ordinance that restricts smoking in public areas and municipal land. He will keep the PEC informed about it.
- b) **Planning Board:** Ullman said the Board is off to a slow start and has only heard the Westminster Choir College application. She noted the development is something they can do as-of-right, but as a courtesy they presented the plans to the Planning Board.

VIII. Adjournment: A motion as made and seconded and the Commission voted unanimously to adjourn the meeting at 9:44 p.m.

Respectfully Submitted,



Debra Rogers, Secretary

Date Approved: April 2013