

PRINCETON ENVIRONMENTAL COMMISSION
Minutes of Regular Meeting of July 24, 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. Fichtenbaum opened the meeting at 7:36 p.m.

Present were: Kaczerski, Fichtenbaum, Ullman, Chorney, Rojer

Absent was: Wasserman, Patil, Molina, Zemble and Herlihy

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 approve the June 19, 2013 minutes as written and amended.

V. Public Comment: Fichtenbaum asked if there were any members of the public who wanted to make a comment other than on the Herrontown Woods discussion. Hearing none, she moved to the next agenda item.

VI. Discussion and Decisions:

- a) Herrontown Woods: In attendance to speak about the Herrontown Woods were;** Steve Hiltner, Sally Curtis, Curt Tazalaar and Steven Douglas: Hiltner he has been doing plant inventories at the Woods and at the time they are trying to save the cottage and the house. He said the property was donated back in 1997 and is currently owned by the County. Friends of Princeton Open Space have been doing repairs on the trails and they have done some

clearing to try and make the park more appealing to families; perhaps making some trail markers to promote public interest. Hiltner said people are using the woods but they are making trails around the paths where trees and/or limbs have fallen. Hiltner said these woods were the original natural preserve in Princeton. It was noted that there is nothing man-made in the woods, everything is in its natural state with very little, if any, invasive shrubs. Rojer asked Hiltner what he is seeking from the PEC. Hiltner said he would like to know how to get the group working in the woods acceptable to adopt it. Ullman said park adoption has some liability issues. She said it would seem to her that the group should seek PEC support and then go to the Council with a plan and seek their support as well. Fichtenbaum suggested coming up with a plan that could be a model for other groups as well. She noted that they are doing a great job! Friends of Princeton Open Space said it is excited to do more trail repair. There was also a suggestion that the group seeks approval from parks and recreation, but it was brought to everyone's attention that there is not a parks and recreation department; however there is a parks task force. It was also noted that a person from the PEC sits on the task force and that it would be great if the group here hooked up with that task force. The group then held a brief discussion about a Parks Director and whether or not this could be funded through the Open Space Tax that is collected. It was also noted that on the Mercer County website states that the County is responsible for Herrontown Woods. Fichtenbaum said she thinks there needs to be more investigation done about Herrontown Woods. She said the group should meet with the Task Force to see if anyone officially has responsibility for Herrontown Woods. She said if no one has official responsibility then the group should put a detailed plan together and present it to Council. She said the group needs a clear description of what they do, what they need to do these things, and how many hours go into what is being done, She said Council needs to see how much effort goes into these projects; the value needs to be more apparent to them.

- b) **Avalon Bay** – will be heard by the Planning Board tomorrow night and a decision could be reached.

VII. Updates and Regular Business:

- a) **Development Review Subcommittee:** Fichtenbaum and Kaczerski discussed the memo for the 255 Nassau Street application that will be

going to the Zoning Board of Adjustment. Fichtenbaum noted that it would have been helpful to have the Engineering report prior to the PEC discussion. She said this application is for mixed use where the old Wild Oats store was located. The issues that were discussed to be included in the memo were; pervious paving, energy star appliances, solar energy, plantings, allocation of 20% affordable housing units, including vestibules at all entrances for energy savings, show where the bathrooms are in common areas, provide showers and changing areas for employees so they can bike to work. A motion was made and seconded and the Commission voted to approve the memo. It is also noted that Ullman abstained from the vote.

- b) **527 Stockton LLC:** Fichtenbaum said this application is to convert the old Stony Brook Schoolhouse to 3 apartments. She said this is a Minor Site Plan with a Use variance that will be going to the Zoning Board. The following items were discussed for the memo; removing the up lighting, energy star windows, ultra flow toilets, provide covered bike storage, native plantings and encourage participation in the Food Waste Recycling Program. Fichtenbaum said once the memo is finalized, the PEC can vote via email if everyone is in agreement. The Commission agreed to include the comments that were made earlier regarding this application and once it is finalized it will be circulated and voted on via email.
- c) **Planning Board:** Kaczerski said that Avalon Bay responded to the PEC memo stating that the Planning Board should disregard the PEC comments regarding open space because it was beyond the scope of the PEC. Ullman said she did see that response but also noted that Avalon Bay also agreed to include most of the PEC suggestions. Ullman also noted that yard waste is a big issue that needs to be addressed. She said it is becoming very dangerous to have the yard waste in the streets for weeks before it is picked up.
- d) **Waste:** Chorney noted that the subcommittee will be meeting with Diane Landis next week to set up a regular meeting schedule so the business aspect of this can be addressed.

VIII. Adjournment: A motion was made and seconded and the Commission voted unanimously to adjourn the meeting at 9:40 p.m.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Debra Rogers", with a stylized flourish at the end.

Debra Rogers, Secretary

Date Approved: September 18, 2013