

PRINCETON ENVIRONMENTAL COMMISSION
Minutes of Regular Meeting of April 22, 2015– 7:30pm
Meeting Room A, Witherspoon Hall
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. Wasserman opened the meeting at 7:35 p.m.

Present were: Wasserman, Fichtenbaum, Chorney, Zemble, Spindel, Walker, Miller and Simon

Absent were: Birge, Molina, and Landis

III. Approval of Agenda:

A motion was made and seconded and the Commission voted unanimously to approve the agenda with the amendment that the PEC communication subcommittee report is moved up to the beginning of the agenda.

IV. Minutes:

- a) March 25, 2015: A motion was made and seconded and the Commission voted unanimously to approve the minutes as written.

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

VI. PEC Communication Subcommittee Report: Spindel noted that the committee is focusing on 3 main areas, those being; Increased awareness of the PEC, Promotion of meetings and recruitment of volunteers to support the PEC initiatives. She said they would like to create a Facebook and Twitter page and would like to see the PEC become very proactive in writing articles and guest blogs, a sort of proactive media outreach. She also noted that it may be beneficial for the PEC to have its own website, separate from the town's page; she would like the PEC to create a mail list and they would like to supplement mailings with PEC information (for such mailings as the tax bills and the leaf and brush schedule). Simon noted that the PEC should invite people to attend meetings whether or not they are supportive of the PEC initiatives, he said the PEC would not like anyone to feel uncomfortable. He suggested that the PEC include these items into the work session with Council on May 11th. He said he could contact Marc Dashield to see who among the staff would work with the PEC to obtain its own website because it feels it is very appropriate to be posting the minutes and agendas on the site as well as any memos that have been submitted to various groups. He did state that perhaps the PEC ordinance should be updated to include "today's technology" and the ability of the PEC to utilize those

means of communication. Spindel noted that the town's website has a lot of room for improvement and she thinks it would be advantageous for the PEC to have its own site with a few subpages to make it easier for the public. Simon also noted that "communication" is also a goal of Council this year and he will keep the PEC posted as it progresses. Chorney suggested that the PEC can put information in the town's waste calendar that Sustainable Princeton is working on. Spindel noted that the subcommittee will start working towards a new webpage and then will continue to Facebook and Twitter after that has been completed.

VII. Council Update: Simon stated that the Bag Fee Ordinance is currently being reviewed by the town's attorney and they should hear something in May or June. There was a question about the fracking ordinance and Miller noted that is also under attorney review with the Board of Health's attorney.

VIII. Waste Update: Chorney stated that she attended the last Board of Health meeting and discussed the leaf & brush memo as well as the bag fee ordinance. She said the BOH was favorable towards the leaf & brush memo, however they were not willing to add its name to the Letter to the Editor regarding the bag fee ordinance, the BOH preferred to wait until seeing the ordinance before signing on to a letter to the Editor; therefore the letter will go out this week. She said the BOH passed an ordinance raising the age to 21 for anyone purchasing cigarettes in Princeton. She noted that it has been reported by Sustainable Princeton that the Recycling Coordinator has purchased 15-20 bins that will be placed next to some of the 75-85 trash bins downtown although we cannot confirm exact amounts or exact types but have been told they look similar to the regular circular wrought iron ones already there. Chorney noted the she, Wasserman, Hiltner, Hough and Simon have been meeting monthly to discuss "leave the leaves" and the rollout cart option. She also noted that she spoke to the BOH about having the Health Inspectors add recycling plans and recycle bins to the checklist they have during inspections. They said they will look into adding those items. She asked Simon if the PEC should come prepared with a PowerPoint for the work session on May 11th. Simon said whatever the PEC is more comfortable with, however all of the documents should be sent over to the Clerk so that it can be included in Council's agenda packets and it is available for the public to review as well. He said it would be beneficial for as many PEC members that could attend come to the work session.

IX. Princeton Land Development LLC; Mount Lucas Road Application: Fichtenbaum thanked Walker for all of his hard work on the memo. Fichtenbaum stated that before she got started on this memo, she was wondering if anyone knew what happened with the shopping center application at the Planning Board meeting. Chorney stated that that she was asked to pass along these updates by Molina who attended the meeting with Eden's but could not attend the PEC meeting to give the update; Eden's was very accepting of the PEC recommendations and they are willing

to move the swale to the rear of the property. Wasserman noted that he spoke with Waltham at the Stony Brook Millstone Watershed Assoc. and there are grants that are available for this and he will forward the information over to the representative for Eden's. Fichtenbaum stated that if Eden's have to come back to the Planning Board because they are moving the swale, she would recommend that the process is expedited for this. Chorney also noted that, Molina asked that she pass along that Eden's stated they will consider solar panels if the roof can support them and they stated they will install bike racks and bikeways. Fichtenbaum continued with the Mt. Lucas Road application stating that the developer would like to build 2500-3000 square foot homes on the ridge which is a very sensitive area with wetlands. She noted that the LOI is very old and has not been updated yet. She said this should be updated prior to any approvals that may be given and therefore the PEC is recommending that all waivers be denied. She said the developer will be blasting for the detention basin, the area has poorly draining soils, they will be increasing the impervious surface and the site is erosion prone which will degrade the site. Wasserman noted that they are requesting a large amount of waivers. Fichtenbaum said that the PEC could also recommend no encroachments in the wetlands should be permitted. She said they have not mapped out the existing trees and moist areas and they will be tearing down an existing house that is very close to Mt Lucas Road and based on these issues, the PEC is recommending that all of the waivers are denied. She also questioned why the requirement for parking is 87 spaces and the applicant is proposing to have 126 spaces; this number is well above the requirement. She said she is disappointed with the application and how it was designed. Wasserman stated that the applicant needs to provide an updated LOI that shows the wetlands and that should be the first item mentioned in the memo. He said it should state that without an updated LOI the PEC is recommending that the process is put on hold until this is submitted. Fichtenbaum noted that this area is a bad place to build and there will be a few units that will encroach into the wetlands buffer area. She discussed some of the requirements/previous approvals for the RSC-1 zone district where this lot is located. She showed the Commission members where the buffer areas were located on the plans that were submitted to the Planning Board. She also showed the Commission members the differences between the existing tree plan and the proposed tree plan. Wasserman stated the report was very well written and the only suggestion he has was to have an "overall" recommendation in the beginning that states, due to the fact that there is no updated LOI, this application should not be considered until one has been submitted. He also said that a note can be inserted there stating that if there are no significant changes to the LOI then it can be considered and the PEC offers the following recommendations. Fichtenbaum said there is also a note that states that the PEC developed this report without first consulting the engineering report because it was not available. She noted that the PEC relies heavily on the Engineering report for guidance. Simon suggested that Wasserman reach out to Dashfield inquiring whether or not the Engineering report is complete. Fichtenbaum noted that the Planning Board wanted the PEC report by May 1st which did not give them a lot of time as it had to be discussed at this meeting. Walker suggested that the

memo has an executive summary that states the PEC is recommending denial of all waivers because of the outdated LOI and all of the strategies as outlined below. A motion was made and seconded and the Commission voted unanimously to approve the memo with the items as described in an executive summary.

- X. Chairs Report:** Wasserman stated that the stream clean-up took place on 4/18/15 and was not well attended. He said there was not much garbage and next year the Stony Brook Millstone Watershed will go out first and see what areas need to be tended to. Wasserman noted that there has been an open space subcommittee formed by the mayor with various organizations, municipal departments and other concerned members of the community. He said the idea is to move away from “preservation” and more into “up-keep” as there are not much land left and available in town. He said Wendy Mager of FOPOS will serve as Chair of the Committee. He said he would like to have 1 or 2 people volunteer to sit in for him on days when he is unable to attend these meetings. He said he will reach out to everyone and see who may be available. He said Rider University will be presenting a “sustainability” seminar for high school students on April 24th.
- XI.** The following had no reports: Leaf & Brush Subcommittee, Waste Subcommittee and the Communications Subcommittee were reported as noted above. SPRAB had nothing to report.
- XII. Bike Ordinance:** Fichtenbaum noted that she has sent David Cohen information on the bike ordinance and has not heard back from him. She said this is a standard item in all of the PEC memo and it would make it much easier if this item was included in the land use ordinance so that it is automatically include in development applications. It was suggested that Fichtenbaum attend one of the Ped/Bike Committee meetings to gauge support for this ordinance and let them take the lead on it and the PEC will be there for support. She said she will send out an email asking for a volunteer to attend the meeting with her. Simon noted that Council is in the process of “marrying” the land use ordinances and it was suggested that she attend one of those meetings as well.
- XIII.** There were no reports given for the Board of Heath, Planning Board and the Recreation Dept. Wasserman did note that Sustainable Princeton is quite busy working on a waste calendar, great idea’s breakfast and various other projects.
- XIV. Idling Ordinance:** Fichtenbaum asked when Council would be having the tour bus discussion. She said these buses are idling on Nassau Street and then trying to navigate small, narrow streets. She suggested that the town start enforcing this ordinance. After a brief discussion is was decided that the PEC would send a memo

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to Council requesting that the town place appropriate signage about the idling ordinance and that the town strongly enforce this. A motion was made and seconded and the Commission voted unanimously to send the memo to Council.

- XV.** Adjournment: A motion was made and seconded and the Commission voted unanimously to adjourn the meeting at 9:15 p.m.

Respectfully Submitted,

Debra L. Mercantini, Secretary

Date Approved: