



**Princeton Environmental Commission - Meeting Minutes**  
**Meeting on Wednesday, 22 March 2023 at 7 p.m.**

**Virtual Meeting**

**Princeton, NJ 08540**

Sands opened the meeting at 7:03 pm on Wednesday 22 March 2023.

**Land Acknowledgement:** "We gather today on the land of the Lenni Lenape. As members of the Princeton community, we aspire to show appreciation, respect, and concern for all peoples and our environment. We acknowledge the genocide and continuous displacement of indigenous peoples and the harm inflicted upon the indigenous communities and people of color across the country. We honor the Lenape and other Indigenous caretakers of these lands and waters, the elders who lived here before, the Indigenous today, and the generations to come. We further acknowledge the millions of enslaved Africans and their descendants on whose backs this nation was created."

**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 Princeton Clerk.

Meeting Attendees: Role	Team Member	Invited	Attended
PEC Chair	Tammy Sands x	x	x
PEC Vice Chair	Anne Soos x	x	x
PEC Commissioner Alt. 1	Chiara Smorada x	x	absent
PEC Commissioner Alt. 2	Randy Rutberg x	x	x
PEC Commissioner	Lisa Marcus Levine x	x	x
PEC Commissioner	Fredi Pearlmutter x	x	x
PEC Commissioner	Inga Reich x	x	x
PEC Commissioner	Abel Smith x	x	x
PEC Commissioner	Zenon Tech-Czarny x	x	absent
PEC Board Secretary	Eva Herzog	x	joined at 7:40pm
Board of Health Liaison		x	absent
Sustainable Princeton	Jenny Ludmer	x	Joined at 7:30pm
Council Liaison	Eve Niedergang	x	x
Public/Guests		x	absent



## 1. Approval of Agenda (Sands)

Sands moved 'Reports' ahead of 'Discussions & Decisions' because there was a development plan to review; Sands clarified that the reason Reports are typically slotted for the end of the agenda is to make sure the Commission gets through the Discussions & Decisions as a priority; Out of courtesy to Councilwoman Niedergang, BOH and Sustainable Princeton Reports may come before when there are development plans to review.

## 2. Approval of Minutes (Sands)

### 2.1. 22 Feb 2023

Moved: Marcus-Levine; Second: Soos

→ Unanimously approved

### 2.2. 01 March 2023

Moved: Marcus-Levine; Second: Soos

→ Unanimously approved

## 3. Public Comment

none

## 4. Council Report (Niedergang)

E. Niedergang provided a brief summary of the Council report from this month and last month:

- University president Eisgruber visit incl. discussion around topics of housing, affordability, stormwater planning, community center planning, local school support;
- Review of 2023 budget which is expected to be approved on April 10th
- Town introduced a lead paint inspection ordinance, which will be voted on during upcoming meeting on March 27 and will start a regime of regular inspections of rental premises and purchase change-overs by Health Department
- Introduction of non-lethal deer management option (sterilization) not approved, hope to move forward on it next year
- Textile Research Institute (TRI) has some contaminated land and look to sell the property; council is trying to declare the area in need of rehabilitation to ensure environmental clean-up is done responsibly
- Municipality purchased the Franklin Lot which will be used for affordable housing and market rate
- Princeton University Director of Transportation and parking services gave presentation on University's work on mobility
- Shared articles supporting lack of evidence of correlation between offshore wind turbines and whale deaths

## 5. Discussions & Decisions

### 5.1. Green Development Checklist Recertification (Sands/Ludmer)

- Princeton has been participating in Sustainable Jersey since 2019 and is at Silver Star level with one Gold star achievement (point based system)
- Further details on the checklist can be found here: <https://www.sustainablejersey.com/actions/#open/action/483>
- Initial checklist was prepared by Sands in 2017 incl all plans; Ludmer/Sands will look for a copy of the initial spreadsheet if it still exists (**action item**); Re-certification Requirements Questionnaire from 2017 shared by Sands: <https://sj-site-persistent-prod.s3.amazonaws.com/fileadmin/cicbase/documents/2017/6/4/14966032255307.pdf> ;
- Green Development Checklist Certification is a time-consuming and difficult task, which includes reviewing all development plans which submitted GD checklists, and following up with developers. This checklist was designed to encourage developers to "think green" and to help guide the planning board when projects come before them for review.
- Checklist should be recertified every 3 years; annual running document might be of advantage;
- Sands is looking for someone with bandwidth to take over the task of preparing the recertification which she will support



based on prior experience (**action item**); work could be shared across multiple people via shared document; A. Soos and Smith interested in helping;

- Discussion regarding scope of the work expected (i.e. last 3 or 6 years, completed/non-completed developments; PEC reviewed developments only);
- Sands clarified that most major development plans are reviewed by PEC; developers can request PEC review; PEC can request reviews of specific plans; all plans reviewed by PEC can be found in the Annual Reports
- Topic will be revisited at next meeting with additional details incl. number of development plans; Ludmer to clarify if PEC only or all development plans (**action item**)

#### **5.2. Porchfest (Sands)**

- Date: April 29th 2023
- PEC was asked to support the Shade Tree Commission by volunteering to help with sapling distribution; post meeting note from Soos: The seedling distribution is scheduled to run from noon to 6 pm in Hinds Plaza; anyone interested asked to please come forward and let Sands know (**Action item**)

#### **5.3. Stream Cleanup 2023 (Sands/Smith)**

- Reminder about the 17th Annual Stream Cleanup on April 22 in Princeton, Hilltop Park
- Anyone interested to help out please register [Princeton Stream Cleanup 2023 Registration \(doubleknot.com\)](https://doubleknot.com); link can also be found in the recent Municipal newsletter
- Giving out seedlings instead of T-shirts this year

#### **5.4. Annual Goals Status & Updates (All)**

##### *Microforest:*

- Sands attended last meeting but location of microforest site not yet confirmed;
- Meeting with Facilities department planned when school is expected to confirm a location which will inform what is needed to apply for grants once available
- Guidance document prepared by Rutberg which can now be fine tuned with comments by Sands; Rutberg also started working on a more detailed plan and justification on the microforest project and vision (i.e. biodiversity, define intended growth rate, tree size and type, bushes, cost estimates for seedlings etc.), which would be available for upcoming funding applications when needed;
- Team confirmed that ANJEC funding will not be available as the intended location is not technically a public park.

##### *Rogers Refuge Wildlife Day (Reich)*

- Date pending, looking at mid-April to end of May, e.g. 23 April or 3rd week of May.

##### *Green House tour (Smith, Marcus-Levine):*

- Questionnaire send out to homeowners to see if their house is a good fit
- Planned to include public viewing of video tours of houses incl. Interviews of builders, designers involved
- Showing planned in public library followed by public tour of selected houses with intention to provide ideas what people can do in their own homes
- Meeting with Christine Symington planned for next week
- Videographer available from PDS
- Eve as Library liaison suggests to reach out to library with expected dates and awaits confirmation of planned date and time from Marcus-Levine/Smith; current target date end of Sept;

##### *Community Solar (Soos)*

- Letter will be completed and submitted to Town Topics on March 24th



Community Park South (Pearlmutter)

- Open meeting on March 30, 2023 for community engagement to find out what people would like to see in a new CP South Park; trying to reach as many people and interest groups as possible; June 8th targeted for plan proposals;
- Soos confirmed with Pearlmutter that it is ok to share flier together with the explanatory letter outside of PEC

*Additional items:*

- Councilwoman Niedergang provided a heads up on Princeton Theological Seminary redevelopment, meeting on May 6th at 10 am for anyone interested in what will happen to the tract

**5.5. Development Application (Marcus-Levine/ Reich)**

217 Witherspoon LLC  
Major Site Plan Variances  
Block 21.04, Lot 3,  
Zones RB  
File #P2222-244P

- The Team reviewed the PEC memo draft and jointly edited and reviewed remaining comments;
- Reich, Pearlmutter and Marcus-Levine made a site visit; concern that too much is being built in one place, i.e. 4 Units; PEC suggestion to reduce the bulk;

Motion: Pearlmutter (finalize as discussed); Second: Marcus-Levine  
→ Unanimously approved

- The final memo can be found on the Princeton Municipality website: [217 WITHERSPOON LLC \(princetonnj.gov\)](https://www.princetonnj.gov/217-WITHERSPOON-LLC)

**6. Reports**

**6.1. Board of Health (BOH Representative)**

No participant

**6.2. Sustainable Princeton (Ludmer)**

- Sustainable Jersey Sustainable Summit in Holmdel Sept 22nd, further information via this link: <https://www.sustainablejersey.com/index.php?id=403>
- Relevant Princeton Adult School Classes
- Partnering with Municipality for SHRED fest on April 15th
- April 22nd Earth day even at Morven Gardens incl. Workshops which need registration
- Cocktails in the Rain garden fundraiser in May 2023
- Making a native meadow fundraiser in May 2023
- Spring events can be found here: <https://www.sustainableprinceton.org/events/category/events/>

**6.3. Flood and Storm Water Commission (Smorada -dual member)**

No participant

**6.4. Planning Board (Tech-Czarney -dual member)**

No participant



**6.5. Waste Transition Team** (Soos)

- Meeting on St Patrick's Day was canceled; round table on other Municipality activities next week; some people are angry about receiving single size 64 gallon trash cans but number of emails/calls complaints are going down

**6.6. Recreation/CP South** (Pearlmutter)

- See update under 5.4 above

**7. Adjournment**

Motion: Soos

→ Unanimously approved