

**PRINCETON ENVIRONMENTAL COMMISSION**  
**Minutes of Regular Meeting, July 28, 2021– 7:30 pm**  
**Virtual Zoom Meeting,**  
**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. Sands opened the meeting at 7:33 p.m.**

**Present were:** Sands, Walker, Zemble, Tech-Czarny, Marcus-Levine, Watson, Persky (arrived at 8:30 pm), Soos, Fichtenbaum, Symington, Perlsweig and Hodach-Avalos (BOH)

**Absent:** Jones and Niedergang

**Also Present:** Earlene Baumunk

**III. Approval of Agenda:** A motion was made and seconded and the Commission voted unanimously to approve the agenda with the amendment that all reports will be moved up to be discussed before the development application.

**IV. Minutes:**

a) June 23, 2021

A motion was made and seconded and the Commission voted unanimously to approve the minutes of June 23, 2021 as written and amended.

**I. Public Comment:**

There was no public comment at this point.

**II. Discussion/Decisions:**

- a) **Council Update:** (Niedergang could not attend this meeting and the report was given by Sands) Sands reminded everyone about the educational session scheduled for September 21, 2021 with members of the Planning and Zoning Boards as well as possible members from the Flood & Stormwater Committee. It is hoped that the Open Space Manager position will be filled in the near future. The EVCS was pulled from the Council agenda (Sands will explain more about that later in the meeting); The Franklin Avenue Development Task Force made a presentation to Council about sustainability, design standards and planning standards. The final design for Witherspoon Street were also presented to Council and the Cannabis Task Force also recommended the municipality “opt-out” at this point to allow the Task Force to have discussions with the merchants and the public.

- b) **EVCS:** Sands reports the State passed legislation allowing electric vehicle charging stations be considered accessory uses and structures and should be allowed in all zoning districts. This would supersede any local ordinance that would have been in place. Tech-Czarny discussed some of the specifics of that law.
- c) **ICLEI Clear Path Tool:** Sands noted that Tech-Czarny is authorized to use the clear path tool and if anyone has any suggestions for other items the Clear Path Tool could be used for by PEC to please send them to her. Tech-Czarny noted the Clear Path Tool is great for tracking greenhouse gas emissions. The community part of the membership is similar to that of the ANJEC platform where if signed up Commissioners can attend courses for free. The Commission should review this membership prior to renewing.
- d) **Sustainable Landscaping:** Sands stated the Sustainable Landscaping ordinance recommendations have been presented to the Board of Health, Civil Rights Commission, and Human Services Commission and to Council. The recommendations were sent to the municipal attorneys for review. Sands noted she received a nice email from the Pennington Environmental Commission after sharing the recommendations with them. Symington noted she is working on the August 24, 2021 workshop for Professional Landscapers. There were 69 letters sent out to landscapers asking them to fill out a survey and it also included a link to register for the workshop.
- e) **Green Building Checklist Recommendations:** Sands stated the memo with the recommendations is final, but there needs to be some work done on the formatting. Fichtenbaum volunteered to review the formatting in the memo.
- f) **Open Space Assessment Survey:** Watson stated the survey was sent out to the community and is on the municipal and PEC webpages. He also noted that the Lanwin Open Space Assessment presentation was delayed until October.
- g) **Time of Listing Energy Audit Ordinance:** Fichtenbaum said a Land Use Attorney suggested that this ordinance would fall into health and safety issue ordinances. She also said she talked to real estate agents and said it sounded interesting.
- h) **Board of Health:** Hodach-Avalos the last Board of Health meeting focusing on funding for the Health Department; there really was nothing discussed that would pertain to the Environmental Commission. She also mentioned a NJ law about lead and how all rental properties have to be inspected for lead and how houses should be inspected for energy efficiency as well.
- i) **Sustainable Princeton Update:** Symington noted that Sustainable Princeton released its Health Gold Standards and how the Health Department is pretty close to obtaining all or most of the action items. The Energy Efficiency Programs have been shifted from the BPU to PSE&G (it's a work in progress); PSE&G will be the tristate light and energy managing partner for those programs. There was a good turnout at the Princeton Shopping Center educational session on single use plastics; there will be another session at the fall festival that will focus on "straws". There will be an EV Ride and Drive in October and it is hoped that the event will be bigger than last year. The BPU recently announced the details of its solar successor program and more information on that will be emailed to the Commission members. The Council agenda for August 9, 2021 will include a Resolution to bring in a mechanical engineer for the EVCS installations at 400 Witherspoon Street. Lastly, a Resolution

will be placed on a Council agenda to get a consultant to evaluate the municipality's leaf/brush, solid waste and food waste programs.

- j) **Planning Board Update:** Tech-Czarny noted the Planning Board hears an application for a triplex on Humbert Street with the Landwin application being briefly heard and then carried to a future Planning Board agenda. There was a discussion about how Walker was treated like a member of the public when he tried to present the PEC memo on the Landwin application. The Planning Board will have a meeting on July 29, 2021 to discuss the Cannabis “opt-out” recommendation from the Task Force.
- k) **PEC Site Plan Memo's:** Sands noted the PEC received great feedback from Sustainable Jersey about the site plan memos. They thought the Princeton University EAS/Science Building memo was one of the best memo's they have ever seen. She also noted that Lawrence Environmental Commission has been using one of the PEC's memos as a template for their reviews.
- l) **Princeton Coalition for Responsive Development (PCRD):** After a brief discussion it was decided that Sands should invite the PCRD to a future PEC meeting.
- m) **Special Meeting:** It was decided the PEC will hold a special meeting on August 17, 2021 at 7:30 pm to discuss the Tenacre Development application.
- n) **Development Application Review:**
  - i. **Trustees of Princeton University  
Health Services Building  
Preliminary/Final Major Site Plan  
Block 45.01, Lot 101, E-2  
File #P2121-020P**

The following items were discussed: formatting of the memo; project description; tree removal; having all of the review groups on the same page; the executive summary) adding comments to the energy and stormwater management sections); adding more detailed recommendations; adding soil compaction to the landscaping section; requesting Princeton University to complete a spreadsheet with all of the projects and the stormwater management for each on an overall campus plan. A motion was made and seconded and the Commission voted unanimously to approve the memo with the amendments as discussed.

- III. **Adjournment:** A motion was made and seconded and the PEC voted unanimously to adjourn the meeting at 9:26 p.m.

**Respectfully Submitted,**

**Debra Mercantini, Secretary**

**Date Approved:**