

**PRINCETON ENVIRONMENTAL COMMISSION**  
**Minutes of Regular Meeting, September 22, 2021– 7:30 pm**  
**Virtual Zoom Meeting,**  
**Princeton, NJ 08540**

**I. Opening Statement**

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."*

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.

**I. Fichtenbaum opened the meeting at 7:33 p.m.**

**Present were:** Walker, Zemble, Tech-Czarny, Marcus-Levine, Watson (arrived at 8:30 pm), Persky Fichtenbaum, Symington, Niedergang

**Absent:** Sands, Soos, Jones and Hodoach-Avalos

**II. Approval of Agenda:** A motion was made and seconded and the Commission voted unanimously to approve the agenda.

**III. Minutes:**

- a) July 28, 2021
- b) August 17, 2021 Special Meeting

A motion was made and seconded and the Commission voted unanimously to approve the minutes as written and amended.

**IV. Public Comment:**

There was no public comment at this point.

**V. Discussion/Decisions:**

- a) **Council Update:** Niedergang reported the Time of Listing Audit Ordinance was sent to the municipal attorneys. They responded with a number of concerns and those concerns will be passed on to the Commission prior to the next meeting. Penn-East announced today they will not move forward to condemn properties in New Jersey. The municipality hired an Open Space Manager who will be starting in

November and it was suggested that she be invited to attend a PEC meeting. The municipality entered into a contract with DeFeo Associates to audit the leaf and brush program as well as the waste program. The Sustainable Landscape Ordinance will be introduced at the October 11, 2021 Council meeting with a Public Hearing on October 25, 2021. Part two of the Stormwater Ordinance will be coming to Council in October. An update was given on the municipal deer management program noting there will be a drone aerial count of the deer in February should the weather cooperate. There was a brief discussion about the affordable housing overlay zones and how green infrastructure and other green building strategies should be incentivized.

**b) Development Review Applications:**

**Princeton (Edens) LLC**  
**Minor Subdivision and Major Site Plan**  
**301 N. Harrison Street; Block 3501, Lot 9**  
**File #P2121-084P/MS**

Marcus-Levine recused herself from this development application discussion.

The Commission discussed (but not limited to) the following items: with regards to the building the areas discussed included targeting the Department of Energy's Zero Energy Ready Home Requirements and strive for greater energy efficiency the project could target the Passive House US Requirements; applicant should aim for LEED Gold certification; use current versions of and data for any energy modeling programs; the Commission has several concerns related to the parking garage, as elaborated below in the detailed recommendations, should be addressed. With regards to energy, the areas discussed included rooftop solar panels, on both the AvalonBay structure and the Walgreens Pharmacy; providing on-site energy generation; The buildings on both properties should be all-electric; Incorporate energy recovery ventilation in the HVAC design; Install Smart thermostats in each unit; Install exterior solar shading on south and west façade windows; Perform a solar angle study to assure there will not be afternoon/evening shadowing created by the apartments on the Clearview Avenue backyards and homes. This study should also show how the apartment building will affect sunlight in the shopping center courtyard and Grover Park, as it could impact use and activity. With regards to stormwater management areas discussed included incorporating increased use of Low Impact Development (LID) strategies, especially the use of pervious pavement and permeable pavers; Provide green roof areas on both the AvalonBay and Walgreens buildings. With regards to the landscape and transportation areas discussed were; Increase covered bike parking capacity and provide exterior bike parking for guests to the apartments and to the pharmacy; Provide electric bike charging stations within the bike storage area; Redesign the pedestrian path to also accommodate bikers and to retain the green space between the path and the roadway ringing the PSC. Provide safe passage at multiple, convenient locations between the path and the shopping center and between the path and the apartment building. Locate the Walgreens'

drive-thru away from Harrison Street, ideally making a pedestrian entrance at Harrison Street; Increase the number of EV charging ready spaces to 15% of total number of spaces per the NJ State requirement.

A motion was made and seconded and the Commission voted unanimously to approve the memo to the Planning Board.

**21 Wiggins, LLC**  
**Pre/Final Major Site Plan**  
**21 Wiggins Street; Block 27.01, Lot 42**  
**File #P2121-030P**

The Commission discussed (but not limited to) the following items: The PEC commended this project for incorporating a vegetative roof, using native plants, and Energy Star rated appliances. The adaptive reuse of the former HiTops building shows particular care in building with the priority of sustainability. With regards to the build, the areas discussed were targeting the Department of Energy's Zero Energy Ready Home Requirements; To strive for greater energy efficiency the project should target Passive House US Requirements; With regards to energy, the areas discussed were including rooftop solar panels to provide on-site energy generation; The new construction in the project should be all electric to reduce the use of fossil fuels. With regards to stormwater management, the areas discussed were installing pervious pavers and porous pavement. With regards to transportation, the area discussed was to provide exterior bike parking for guests to the building. With regards to health, the area discussed was to provide space for a successful vegetable/herb garden for residents, possibly as part of the green roof. Lastly, with regards to environmental justice the area discussed was to provide a more equal distribution of affordable units. All the affordable units currently face the substation along the library parking structure exit drive resulting in exposure to excess noise and the deleterious effects of car exhaust. Passive House, solar panels, transportation, bike parking, stormwater management, vegetative gardens, all electric buildings, waste management, landscaping, tree replacements and environmental justice.

A motion was made and seconded and the Commission voted unanimously to approve the memo to the Planning Board.

- c) **Planning Board Update:** Tech-Czarny noted that he is unable to attend tomorrow nights Planning Board meeting and asked if anyone would be willing to voice the PEC concerns at that meeting. The applications being discussed are the Princeton University Engineering Building and the demolition of the properties on Prospect Avenue.
- d) **Sustainable Princeton Update:** Symington reported the third annual Ride and Drive event will take place on October 4<sup>th</sup> and she encouraged people to attend. There will be an upcycling collection at the municipal Shredfest on October 16<sup>th</sup>.

She encouraged everyone to visit the Sukkah villages at the Jewish Center as well as other Sukkah's that are located around the town. Changing the Landscape initiative is still moving along – the American Green Zone Alliance event had approximately 31 participants and they are continuing to educate homeowners on how to talk to their landscapers about transitioning to electric equipment.

- VI. Adjournment:** A motion was made and seconded and the PEC voted unanimously to adjourn the meeting at 9:25 p.m.

**Respectfully Submitted,**

**Debra Mercantini, Secretary**

**Date Approved:   October 27, 2021**