

PRINCETON ENVIRONMENTAL COMMISSION
Minutes of Regular Meeting of November 9, 2016– 7:30 pm
Community Room, 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. Fichtenbaum opened the meeting at 7:35 p.m.

Present were: Fichtenbaum, Walker, Glovier, Sacks, Czarny, Parks Symington and DiFerdinando

Absent were: Zemble, Marcus-Levine, Birge, Simon, Lempert

III. Minutes:

- a) September 28, 2016: Minutes were tabled.
- b) October 26, 2016: A motion was made and seconded and the Commission voted unanimously to approve the minutes.

IV. Public Comment: Wendy Meager from Friends of Princeton Open Space was in attendance to talk about the Lanwin Development application on Herrontown Road. Fichtenbaum stated that the PEC had previously submitted a memo on this application. She said she was contacted by some neighbors that had concerns and they contacted a state agency about it and submitted their own memo concerning this application. She said this is one of the last large parcels of land in the town that is forested, has steep slopes, vernal pools and wetlands. Walker also noted that the developer could put 20 homes across the site “as of right”, and one of his biggest concerns was that the applicant did not submit an LOI. Fichtenbaum stated that the developer came back and asked for clustering after they realized that they wouldn’t be able to build 20 homes after the LOI was completed. She said under the clustering ordinance they asked for 30 homes and they would donate some land for affordable housing. She stated that one of the PEC’s biggest concerns were the size and need for such a large detention basin. Meager stated that the DEP issued an LOI in September that delineated the steep slopes and the wetlands areas. She said that FOPS does not have the money nor does the town to purchase this property for preserved open space. She said this property has some great features such as forested area, streams and boulders. She noted that the developer wants to build on the side of the lot where there are neighbors. She said the PEC should give some thought into supporting this application as a cluster development because 65 acres will be open space. She said the cluster option would be less damaging to the site and to the endangered species on the lot. She said she just does not foresee this land being preserved as there is no money to do so. She said she has not had to

opportunity to discuss this application with staff but the application will be coming back to the Planning Board in January and she encouraged the PEC to consider supporting the clustering option. Fichtenbaum said her biggest concern is the giant detention basin and she would like to have some time to think about how else they applicant could manage its storm water. Glover stated that it seems like the clustering option is the best and PEC should consider endorsing it. Fichtenbaum said she would like to be able to recommend some mitigation on the site plan and would really like to have some time to do so. Meager said she appreciated the PEC taking the time to listen and reminded them that the application would be back at the Planning Board in January.

V. Discussion and Decisions:

- a) **PEC 2017 Goals:** Fichtenbaum said she presented some ideas at the last meeting and she wanted the PEC to be able to discuss those options a little more. She said some of the suggested goals were climate change, consult on/develop ordinances (PEC is currently working on 4 of them), adding the sustainability element to the Master Plan review, continue to work with the media and continue to work on the development applications. Symington asked if the town currently has a water conservation ordinance. The Commission had a brief discussion about the bike plan and green transportation. Fichtenbaum stated that she strongly advocated for the bike lane on Valley Road. She asked if someone from the Bike/Ped Committee could come to the PEC and discuss the plan. Sacks stated that any additional bike artery would be beneficial to the town. Tech-Czarny noted that Stern from the Planning Board would like the PEC to comment on the bike plan and he also noted that the PEC should convey that the bike plan is written in a challenging way. Fichtenbaum stated that the plan needs to be clear and in order to make it easier for people to understand and endorse. She said if this is an area that the PEC wants to work on in 2017 she would encourage the Bike/Ped people to come to the PEC and discuss the plan. Glover said she read over Fichtenbaums notes from the meeting with other Boards and Commissions and they think that the PEC could do better with its website and also water quality issues. Fichtenbaum said she will refine the goal list and she asked the members to provide feedback through email so she can develop a list to vote on.
- b) **Application Review Subcommittee:** Tech-Czarny stated that the application that they have been reviewing is the old Larini's site at the corner of Alexander and Faculty Roads that was a former gas station. He said the application is for an Enterprise Rental Car facility. He said the applicant has incorporated some landscaping changes that the PEC recommended. Fichtenbaum stated that the PEC made recommendations on organic waste, native plantings, requesting they use LED, water sense bathroom fixtures, energy star windows, maintenance schedule for the water meter equipment, any disturbed soil should be examined for contaminants, timer for an illuminated signs, energy star mechanical equipment, enclosed vestibule, recycle construction waste and to use the green fixtures/ Symington

suggested revising the memo to request that the applicant explore the NJ Clean Energy program incentives – Smart Start for New Construction. A motion was made and seconded and the Commission voted unanimously to approve the memo.

- c) **Construction Demolition Recycling Ordinance:** Fichtenbaum stated that she has been waiting a long time to see this ordinance. She said she reviewed the draft and her comments relate to: hauler and recycling facility & landfill facility; a plan requirement so that all subcontractors should be given a copy of the plan – if there is no plan then the applicant does not get a permit; and that the subcontractors should be given a tour of the site as well.; and if this is a multi-year project then the applicant should provide yearly reporting to see the progression (total waste, total weight, total weight of diverted waste); she said the ordinance does have enforcement and fines for violations. Glovier said she did not see anything about Food Waste and she was very surprised to see what you could and couldn't recycle. There was a brief discussion about plastics and what could and couldn't be recycled as well as when Trenton Bio-Gas would be up and running. Fichtenbaum asked everyone to review the ordinance and get back to her with comments so she would send them to the Recycling Coordinator.
- d) **Board of Health:** DiFerdinando stated that the Health Official has been promoted to the Deputy Administrator for the town and a long time inspector Randy Carter will be retiring in December. He said the Health Dept will be going through some changes over the course of the next few months. He said he attended a meeting “Mercer County Public Health” which included the Health Dept's in the County, 3 hospitals and rehab centers. He said it was a quarterly meeting whereby they discussed their priorities which are chronic disease, mental health and substance abuse, transportation and healthy living and eating. He said they have a minimal amount of funding but they may be interested in seeing what type of work this group is doing with respect to these priorities. Glovier noted that health and wellness and transportation are a big part of sustainability.
- e) **Sustainable Princeton:** Symington noted that they will be hosting a Great Ideas event at the Library on Thursday at 7:00 pm about Electric Vehicles.
- f) **Lanwin Development Application Continued:** Glovier stated that she just received an email from Wendy Meager that this application will be heard on December 1st not in January. She said the PEC should vote tonight because this group will not meet again before that application is heard. Walker stated that given the circumstances he would make a motion to endorse the Lanwin Development application for clustering of 30 units. The motion was seconded and the Commission voted unanimously to endorse this application.

- VI. Adjournment:** A motion was made and seconded and the Commission voted unanimously to adjourn the meeting at 9:53 p.m.

Respectfully Submitted,

Debra Mercantini, Secretary

Date Approved: December 14, 2016