

**PRINCETON ENVIRONMENTAL COMMISSION**  
**Minutes of Regular Meeting of July 26, 2017– 7:30 pm**  
**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. Glovier opened the meeting at 7:38 p.m.**

Present were: Walker, Glovier, Tech-Czarny, Sacks, Sands, Symington and Quinn

Absent: Fichtenbaum, Zemble, Marcus-Levine, DiFerdinando

**III. Acceptance of Agenda:**

A motion was made and seconded and the agenda was accepted as published.

**IV. Minutes:**

- a) May 24, 2017
- b) May 18, 2017
- c) June 26, 2017

A motion was made and seconded and the minutes were approved as written and amended.

**V. Discussion/Decisions:**

- a) **Council Update:** Quinn noted that there will be 2 new vehicles purchased for parking enforcement. These vehicles will be electric. He said Council has also had some informal discussions about the Municipal fleet and whether or not to go with fewer gas powered vehicles.
- b) **Proposed Compressor Station in Kingston:** Kirk Frost, with the Franklin Township Task Force gave a presentation about the compressor station and how Transco is pushing for its approval. He noted that on 3/27/17 Transco/Williams submitted an application for this compressor to the DEP. He said Montgomery and South Brunswick are engaged and opposed to it. He said all towns and ECs impacted by this proposal should be involved and fighting this. Glovier noted that the Commission has drafted a resolution that may be considered at this meeting. A member of the public from Montgomery asked if the Council would be reviewing this. Glovier noted that the Mayor had asked the PEC to review it and then the PEC will advise the Council to do the same. A motion was made and seconded and the PEC voted unanimously to

adopt the resolution opposing the proposed Transco Compressor Station in Kingston.

- c) **Cluster Development Ordinance:** Tech-Czarny reviewed the changes to the ordinance using the Lanwin Development application as an example. He said under the current ordinance it would allow Lanwin 26 or 27 units where the amended ordinance would allow 30 units but they have to preserve some open space and allow affordable units. Quinn noted that the amended ordinance offers a density bonus to developers in exchange for preservation of up to 50% of the site for open space with public access and in addition an affordable housing component. The PEC had a brief discussion about the steep slopes associated with the Lanwin application and also about a site in Montgomery that allowed building into the steep slope area. Quinn cautioned the PEC to keep in mind the discussion should be about the ordinance and not site specific. Kip Cherry stated that she is concerned about “spot zoning” and thinks the town is flying blind and guessing that cluster zoning is best. Quinn noted that this ordinance will be considered at the 8/21/17 Council meeting. The PEC briefly discussed the wetlands on the Lanwin application and noted that the LOI stated that there were less wetlands than anticipated. Kip Cherry noted that the town needs access to experts that can be relied upon for situations like the Lanwin application. Glover noted that there are many experts within the community that can be utilized.
- d) **Meeting with Princeton University:** Glover noted that one of the PEC’s goals is to start a dialogue with Princeton University about environmental and sustainability issues. An outline was distributed to Quinn and Fichtenbaum. Quinn noted that he thought the outline was great and he read it to the group. Quinn noted that at the last Planning Board meeting an attorney announced that he has been retained by the Springdale Institute Neighborhood Assoc. that is opposed to the Circulation Element of the Master Plan. He also noted that Zemle and her husband are part of this neighborhood group that wants West Drive to be removed from the Circulation Element. He noted that West Drive is complicated because it is owned by the Municipality of Princeton, Princeton University and NJ American Water. Glover noted that it would be a good idea to get all of the information as it ties into the Wildlife Refuge as well. She suggested inviting Fred Spar and NJ American Water to the September meeting.
- e) **Storm-water Ordinance Phase 2:** Phase 2 of stormwater management pertains to redevelopment. Council is interested in considering an ordinance pertaining to this in 2018. Sands is working with the Watershed to gather information on what other municipalities have done in this area. Sands noted that most of the wording for the ordinance will come from ordinances in Pennsylvania and Maryland. Quinn noted that it will be important for Council to have all the information. It was noted that the “Echo” did a great article on the “Phase 1” stormwater. It was also noted that there will be an event at the Princeton Library on 10/18/17 at 7:30 p.m. about stormwater management for homeowners.
- f) **PEC Intern:** It was noted that Fichtenbaum is working on this and will report back to the PEC in the fall.

- g) **Invasive Species:** The PEC will be working on this in the fall.
- h) **Development Review Application Subcommittee:** Walker stated that the subcommittee reviewed the Bottle King application which is proposed on the old Taylor rental site now owned by Baker Realty. He said the applicants want to maximize every square foot of the site and that they will be encroaching into the buffer areas. He said they are trying to do more than what the site can handle. He suggested that this application is just not suitable for the site – especially if the applicant has to request 12 variances. The PEC discussed the proposed memo and suggested stronger language and an impactful statement. It was suggested that they remove certain boiler plate comments from the memo and just state that there are some many issues that this application is beyond the carrying capacity of the site because that make a big statement. After a brief discussion a motion was made and seconded and the memo was approved as written and amended.
- i) **Sustainability Element of the Master Plan:** Tech-Czarny said that he; Fichtenbaum and Sands have been working on this and are talking about reaching out to Stephanie Chorney to help. Sands discussed the vision statement and it was suggested that it be short and sharp. Sands also noted that this will be the common thread for everything that follows. Tech-Czarny noted that this will be a guiding document that will have different buckets (so to speak) and the core topics will relate to the bucket areas. Glovier suggested that the September PEC meeting is dedicated as a work session for this.
- j) **Sustainable Princeton:** Symington said they have an intern working with McCaffrey's about film collections and wants to expand that into houses of worship as well. She said the EV charging stations are in use and seem to be used all day long. She said SP will be hosting tours of the energy parklet this weekend.
- k) **Electric School Buses:** Tech-Czarny said he attend a workshop on electric school buses and noted that they are being used in Vermont and Massachusetts. He said the buses are lighter and very quiet. He said they are more expensive but in the long run save a lot of money on gas.

**VI. Adjourn:** A motion was made and seconded and the Commission voted unanimously to adjourn the meeting at 9:45 p.m.

**Respectfully Submitted,**

**Debra Mercantini, Secretary**

Date Approved: September 27, 2017