

**PRINCETON ENVIRONMENTAL COMMISSION**  
**Minutes of *SPECIAL* Meeting of September 19, 2017– 7:30 pm**  
**Meeting Room A, Witherspoon Hall**  
**400 Witherspoon Street, Princeton, NJ 08540**

**I. Opening Statement**

Adequate notice of this *SPECIAL* 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 7:35 p.m.**

Present were: Glovier, Fichtenbaum, Marcus-Levine, Brian Walker

Also Present: Mike Pisauero, Stony Brook Millstone Watershed Assoc.

**III. Discussion/Decisions:**

**a) Lanwin Development/Province Line Woods- Phase Five**

Fichtenbaum noted that this application has been very frustrating because the plans do not overlay the environmental and the development information. She noted that the SBMWA just received a grant to clean up Bedens Brook and Princeton is allowing this development – which makes no sense. She described the steep slope area and how there will be at least 3 lots with that will have more than a 50 percent slope area and the remaining sites with impinge on the wetland areas.

Pisauero notes that care should be taken in the steep slope area because of the enormous amount of rocky areas.

Fichtenbaum described each building lot and noted that the boulder fields are not identified and they do not show the areas in which blasting will take place either. She said each lot will be building to the max with regarding to the zoning requirements and will have 20,000 s.f. of impervious coverage on each lot.

Pisauero stated that he did not see an application for this development with the DEP and that was concerning.

Walker noted that this application has been back and forth to the town a half of a dozen time since 1985. He asked why some of the lots couldn't be eliminated in order to reduce the scope of the variances.

Fichtenbaum discussed the specifics of the application saying that the applicant will be removing a lot of trees; the site should be designed differently in order to accommodate the water flow because they will be putting in curbing which

will channel the water and won't let it infiltrate into the soil; and that this area is identified in the Master Plan and is larger than Herrontown Woods.

Walker noted that the area is environmentally sensitive and should have a very low density if at all.

Pisauro noted that the applicant may not receive DEP approval for the main road that will run through the site. Walker noted that the applicant indicated that they received DEP approval in 2012 and that the applicant only has until 2018 and then the approval will run out.

Fichtenbaum said that the applicant is building in the jurassic rock area and everything will require blasting – the septs will be problematic.

Glovier went through the memo and the following suggestions we made for the memo: request a reduced number of lots and homes; request that the applicant overlay the plans so the Planning Board can see the impact that the development will have on the environment; request that the applicant provide a plan that limits disturbance around roadways, septs, houses and to make sure all building is located outside of the riparian zone and transition areas; provide a surface water management plan; curbsless roadways; provide a storm water pollution prevention plan; provide a report showing what the effects of the blasting will be; protect the open space areas and recommend that the applicant reconfigure the lots on the north side and deed the northern side in perpetuity.

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

- b) **ML7 Witherspoon application:** Marcus-Levine discussed memo associated with this application. She noted that it is a very simple application and part of the building will be coming down in order to provide more parking. It was suggested that all the light fixtures are LED, utilize pervious pavers for the parking areas, use energy star rated windows and doors; check the air infiltration and suggested creating a vestibule area.

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

- IV. Adjourn:** A motion was made and seconded and the Commission voted unanimously to adjourn the meeting at 8:52 p.m.

**Respectfully Submitted,**

**Debra Mercantini, Secretary**

Date Approved: October 25, 2017