

PRINCETON ENVIRONMENTAL COMMISSION
Minutes of Regular Meeting of October 25, 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 7:35 p.m.

Present were: Walker, Fichtenbaum, Glovier, Marcus-Levine, Sacks, Tech-Czarny, Zemble, Sands Symington, Jones and Quinn

Absent were: Park, DiFerdinando

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

IV. Minutes:

- a) September 27, 2017
- b) September 19, 2017 Special Meeting

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

V. Discussion/Decisions:

- a) **Council Update:** Quinn stated that the Administrator distributed the waste brochure to the Dept Heads and they had some corrections/suggestions that he will forward on to everyone. He said Council has started the goal setting process for 2018 – they had 2 very productive meetings with the Boards and Commissions. He also stated that he met with the Planner and the Planning Board attorney to discuss the PEC meeting with developers/applicants prior to their site plan submissions. He said there are some process concerns and some legal concerns. He said that it was suggested that the PEC invite the applicants to its meetings to discuss the application. Marcus-Levine said that it is great when the applicants come to SPRAB and they are able to discuss everything with them. Quinn said the town will be launching its new website in January and this would be a great opportunity for the PEC to add more information to its site and then staff could direct applicants to the website as well. He said that the Council needs to change the ordinance to allow for electronic submissions. Walker stated that the PEC developed the “green building checklist” so it’s no secret what the PEC is looking for.

VI. Public Comment: Thomas O'Shea of Van Note Harvey Assoc. said the applicant goes through a long process when submitting an application and having to meet with another group prior to the submission of an application would make the process that much longer for the applicant. He described the process and how it takes an average of 15-20 months. He explained that he is in attendance for the PFRS application.

VII. Discussions and Decisions (continued):

b) Affordable Housing: Glovier thanked Quinn for speaking with Princeton Community Housing and asking Ed Trucelli to come to the November PEC meeting to discuss sustainability when it comes to affordable housing. Quinn stated that they will be presenting an application in the future to add more units to the Princeton Community Village developments. He said right now they are trying to secure funding and once that is complete they will submit the application. He suggested that the PEC go out and visit the site prior to Mr. Trucelli coming in November. Fichtenbaum stated that there will be a green build conference in Boston on November 7th that she would like to attend as it will have an affordable housing element to the conference. Glovier said there is money in the budget to pay for that. Everyone agreed that the money in the budget could be used for Fichtenbaum to attend this conference. Glovier said she will email Ed Trucelli with a summary of some case studies and the information that the PEC would like to discuss. She said she has also scheduled a meeting with Princeton University for February of 2018.

c) Storm Water Management: Glovier said that there was a great program at the Library on Oct 18th about storm water; she said there was a lot of great information presented. She said Jack West suggested putting some storm water information on the new website when it's launched. He is also very open to storm water suggestions from the PEC. She also stated that Council has been asked to move forward with the redevelopment ordinance and she read the definition of redevelopments and who would be required to provide some sort of storm water management.

d) ANJEC Grant: Glovier said with respect to the ANJEC grant, the project has been completed. There were two educational sessions and some youth from the Princeton High School were also incorporated to eradicate invasive species on the ridge. She said will complete the final report and submit it to ANJEC. Tech-Czarny noted that when he attended the ANJEC Environmental Congress seminar they talked about allowing storm water utilities.

e) Development Review Subcommittee: Fichtenbaum suggested that the PEC meet with the schools at some point because are going to need to expand and the PEC can talk about green building. Quinn suggested meeting with the facilities committee of the schools.

PCV application: Walker stated that memo has not been drafted for this application yet.

PFRS application: Walker went through the application and he said it would be a big deal of PFRS would adhere to LEED Standards. O'Shea said the intension is to follow or aspire to the SILVER certification standards. He said if money allows

then they may be installing a geo-thermal roof. He said this particular client is money based however he did say that the applicant will be aspiring to use local materials, use LED lights, use R40 for the walls, inside bike racks, showers, 3 rain gardens on the site, vegetative swales, energy star appliances and they will not be using porous pavement because it will quickly wear down. Walker discussed the normal recommendations in a PEC memo. O'Shea said it will be good to have the memo from the PEC to give to the architect. Fichtenbaum said the plans show that a very large tree will be removed because of a fueling station and she is outraged about the tree and the fact that the town is financing part of this project and is allowing the application to remove the tree and to build without any type of green certification. She said the design of this building is like something you would have seen 15-20 years ago – no regard for environmental issues at all. She said they could use solar panels if the giant sloping roof faced south then they would obtain the optimal energy savings. She said they should also be thinking about the placement of the windows in the building. She said the PEC/Sustainable Princeton tried to work with PFRS knowing this application was coming and nothing that was discussed was incorporated in the plans. O'Shea said he will pass on the information. He said the layout of the site was worked out with the town because of the towns fueling storage tank. Symington stated that she thought all of the vehicles were being fueled at Harrison Street to make it easier to track. O'Shea said it is his understanding that this is the location for all of the town's vehicles to refuel. Fichtenbaum suggested that PFRS includes an EV charger on site. She said LEED silver certification is really nothing and she thinks it's should be green building certified, Glover thanked O'Shea for coming and said the PEC will complete the memo for this application. Symington stated that she is working with the town on resiliency and they are looking into a feasibility study (micro-grids). She said they are just in the talking stages right now but will keep the PEC informed. Walker stated that none of the memos are done right now and the PEC may need a special meeting to approve one or more of the memos.

PCV Parking application – Fichtenbaum said that when the original design was done they really didn't think about the fact that over time people would have more and more cars. She suggested putting in the memo that they should not have curbing and suggest vegetative swales. Marcus-Levine said she thinks the parking area should be "one way" – she said this would allow for a bike lane, save trees and be safer for the people going into Hilltop Park.

Glover inquired about the deadlines for all the applications. Walker said he thinks there are one or more applications that are due at the end of the month. He said he would check on the dates and get back to her.

Walker discussed the Robeson application stating that the applicant wants to take the Robeson house and make it into meeting space and an art gallery. It was suggested that one of the ramps should be removed from the plans and perhaps an internal elevator be installed. Walker said there may be ADA requirements that they have to adhere to with the 2 ramps.

f) **Green Building and Sustainability Element of the Master Plan:** Tech-Czarny stated that every 10 years the Planning Board must file a re-examination report with the DCA. He said sets the precedent for the Planning Board to update the Master Plan. He said once the Green Building and Sustainability Element is done the PEC can reference it when it comes to development applications. He said the re-examination report should mention some of the things that need to be changed and also mention the fact that the PEC will be looking at incorporating sustainability into other areas of the Master Plan. He said the Planning Board will be voting on the report at its meeting on November 2nd and he will be there to speak on the Green Building and Sustainability Element. He said it is going to take at least a year in order to incorporate sustainability into the whole Master Plan. He said it is his suggestion that the element is incorporated first and then the PEC can look at incorporating sustainability into other areas of the Master Plan. Quinn noted that there are many elements of the Master Plan that are out of date and need to be revised. Tech-Czarny said the Master Plan needed to be modernized and synchronized; it should be an easy to use document. Glover stated that the PEC took on a lot this year and perhaps the PEC focuses on the Green Building and Sustainability Element next year. Quinn stated that once the Affordable Housing decision comes down from the courts, many of the town's ordinances will need to be changed. Tech-Czarny said that the land use ordinances can be looked at through the Master Plan review process.

g) **2018 PEC Goals:** Glover said one of the goals of the PEC for 2017 was tactical urbanism and nothing was done with that. Quinn stated that a pop-up bike lane has been discussed for May 2018. He said it would be located to Moore Street to the Library along Hamilton Avenue. He also suggested testing a bike lane on Spring Street that would come out on Witherspoon. Glover said the green building checklist doesn't have a lot of teeth to it, does the PEC want to look at re-vamping it next year or should the PEC focus on the Green Building and Sustainability Element first and once that is in place then it can move on to other goals. Tech-Czarny said with respect to the green building element, incentives should define the parameters and he thinks that is something that can be done. Fichtenbaum said the Lee Solow didn't think that incentives were practical – she said the PEC needs staff buy-in in order for incentives to work. Fichtenbaum suggested forming a small subcommittee to go over the green building checklist and edit the items and perhaps add reference to the construction waste and storm water ordinances. Glover discussed the goals for 2018; storm water management; partnering with Sustainable Princeton on the climate action plan; meeting with Princeton University in February; work on Affordable Housing; work with the schools by attending facility committee meetings; and continue work on development applications.

h) **Recyclable Take-out containers:** Marcus-Levine suggested working with the restaurants to make their containers more recyclable. Symington said that is something that would be really hard to achieve. Tech-Czarny said the

PEC/Sustainable Princeton could encourage the businesses to use 1 & 2 plastic containers.

- i) **Sustainable Princeton Update:** Symington stated that the Mayor organized a group of people to apply for a Bloomberg Grant – she said Princeton’s platform was about waste. She said the town has the potential to receive a \$100,000.00 grant for this. Quinn stated that food waste recycling is a behavioral issue. Glovier stated that it was suggested that digesters be placed at local farms so people could see that “the food I eat today could help to grow my food for next year”. Glovier congratulated Sustainable Princeton on the work it did to get Princeton recertified through Sustainable Jersey. Symington said the town will be recognized for this at the NJ League of Municipalities luncheon at the conference in Atlantic City. Symington discussed the “Great Idea’s event that is scheduled in November; Climate Action Plan; and greenhouse gas event “Greener by Design”. She also noted that parking enforcement officials are now driving electric vehicles.
- j) Environmental Congress: Tech-Czarny talked about the ANJEC conference that he attended.

VIII. 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: November 8, 2017