

PRINCETON ENVIRONMENTAL COMMISSION
Minutes of Regular Meeting of November 8, 2017– 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. Glovier opened the meeting at 7:35 p.m.

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

Absent were: Zemble, Park, Marcus-Levine, Sands, DiFerdinando

Also present was Welmoet Bok van Kammen, Ed Truscelli and Mike Pisauro

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

IV. Minutes:

- a) October 25, 2017
- b) October 31, 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. Public Comment: Welmoet Bok van Kammen from the Princeton Shade Tree Commission stated that she had been asked by Sustainable Princeton about the 1tree software that they use. She said the software is used for the tree inventory and to gather data. She said currently the software offers a lot of environmental data as well with the 1tree-hydro portion on the software. She said that portion of the software concentrates on water run-off and water quality and elevation data as well. Glovier thanked her for coming to the meeting and opening up a dialogue between the two groups and said she would like to form a subcommittee to work with the STC on this.

VI. Discussions and Decisions (continued):

a) Council Update: Quinn stated that there has not been a Council meeting since the last PEC meeting so he really has nothing to report. He will interject as needed throughout the meeting.

b) Affordable Housing: Glovier introduced Ed Truscelli from Princeton Community Housing and thanked him for coming to the PEC meeting. Truscelli said that he is hoping to begin a dialogue with the PEC and is happy to be at the meeting. He said the Princeton Community Housing (PCH) has been around for about 50 years in Princeton and they have approximately 460 units. Those units are located at Princeton Community Village, Harriet Bryan House, Elm Court and Griggs Farm. He said PCH partners with Princeton Community Housing and the municipality to provide housing opportunities while also providing social service advocacy as well. He stated that one of the goals of PCH is to provide more housing opportunities because right now they have about 1200 people on a waiting list for housing. Yet one of the biggest challenges they are facing is locations in which to provide the housing and of course the funding for such housing. He noted that they would like to build 40 additional units at Princeton Community Village but they have many site constraints such as the pipeline, tree, etc. He said space is very limited on the site so they are considering building a multi-level building in order to accommodate the 40 units. Fichtenbaum stated that the PEC reviews many development applications and they try and help the applicants understand the carrying capacity of the sites and the sustainability of the proposed buildings. She said there is a notion that environmental groups do not want affordable housing and she said that is far from the truth. She said the PEC feels that diversity in the town is very important and they are onboard with creating more affordable housing opportunities. She discussed some affordable housing developments in the Denver, Colorado area. She showed the group some slides and discussed how they built them in a sustainable way. She also noted how the costs were NOT higher because they built them to be more sustainable. She also stated that the PEC would love to be part of a conversation about quality affordable housing. Truscelli noted that PCH would like to provide and continue to provide quality affordable housing. He said he has been involved with the design for a long time (he is also an architect). Quinn asked if the new units would be located near Holly House. Truscelli stated that yes, the unit would be located near Holly House. Glovier thanked Truscelli for coming and opening up the affordable housing dialogue with the PEC. Walker also noted that if PCH would like to, they could look at the Green Building Checklist and that may provide some more suggestions for building in a sustainable manner. Truscelli thanked the PEC for giving him the opportunity to speak with the group.

c) Development Review Subcommittee:

i. PFRS application: Glovier stated that she did some editing of the original memo that was discussed for this application. She discussed some of the changes such as orientation of the building, tree removal, fuel tank and the fuel contamination on the site. Pisauo from the SBMWA stated that contamination should be diverted to the sanitary sewer. Fichtenbaum stated that the town needs to show that fueling cannot be done elsewhere. Symington stated that the decision to keep the fueling station at this location was done some time ago and there were many factors that went into this decision but one of the main reasons was that the Police wanted it close to them so fuel would not be wasted driving to River Road. Fichtenbaum stated that the town needs to demonstrate how this fits with the climate action plan and the potential increase

in electric vehicles. If the fueling station has to be located at this site, then the trade off should not be trees, it should be with the parking on the site. She said that the memo should state clearly the PEC's concerns with this application. Tech-Czarny also noted that the memo should contain something about resiliency. There was a small discussion about the town floating PFRS money for this building. Quinn stated that is not totally accurate. He said the town has purchased properties, but there has been no other discussion about directly funding the construction of this project. He said we need to understand their funding before getting upset about the proposal. Fichtenbaum stated that they should be thinking about sustainability and resiliency at the beginning of the project planning. A motion was made and seconded and the Commission voted unanimously to approve the memo as written and with the amendments that were discussed at this meeting.

100 Witherspoon Street: Glovier noted that the applicant is requesting variances for Impervious Surface Coverage so she reached out to the SBMWA for some direction. Fichtenbaum stated that there are so many non-conforming issues on this site so she tried to do some research on it and included some images of sustainable suggestions in the memo. She said this application is very complex with all of the challenges of the building and the site. She noted that they will be increasing the impervious surface coverage by 20%. Pisauro stated that they have a grant and they would like to work with the applicant to reduce the storm water run-off from the site. Quinn noted that Kevin Wilkes is the architect for this application. Pisauro stated he would make the connection to Kevin Wilkes. Fichtenbaum noted that they will be installing a porch that was preserved from another home in the area. She discussed the site and the courtyard with the group. Glovier asked for a motion to approve the memo. A motion was made and seconded and the Commission voted unanimously to approve the memo.

d) 2017 Budget: Glovier asked what if anything the PEC would like to see happen with the 2017 budget. Tech-Czarny suggested using the money for the pop-up bike lanes that will be installed. Quinn noted that will not be happening until May 2018. He suggested talking to Deanna Stockton about the projects and how the PEC could help. He said for now the PEC could state that they would like to use the balance of the 2017 funds to support the pop-up bike lanes.

e) Sustainable Princeton Update: Symington stated that SP is looking at the 2009 Sustainability Plan and they are looking for some current data for the indicators in the plan. She said they are continuing to work on the greenhouse gas inventory and will be having another great ideas event in May 2018. Jones stated that she worked with the Mayor to submit a grant application for contamination and how to clean it.

f) Styrofoam containers: Sacks said she is working on this and will send Matt Wasserman out to discuss other options. She also discussed the high school AP Environmental Classes and would like them to present their project to the PEC. Glovier said she thought that was a great idea and also noted that she was contacted by a student at PDS about coming to the meetings.

g) House Tour: Glovier stated that Marcus-Levine went on the house tour and would like the PEC to facilitate a sustainable house tour. Glovier said the PEC can discuss incorporating that into its 2018 goals.

h) Planning Board Update: Tech-Czarny stated that he attended the re-examination report review meeting and suggested that the whole Master Plan needs to be redone – he said that didn't go over very well, however there was some interest in it. He said he suggested incorporating the Sustainability element. Quinn noted that as each element comes up, sustainability will be incorporated into it.

i) SBMWA Conference: Pisauro noted that they will be holding a storm water conference on December 11th that will include the DEP, Engineers, and representation from NY, PA and DC about what they are doing with storm water.

VII. Adjourn: A motion was made and seconded and the Commission voted unanimously to adjourn the meeting at 9:50 p.m.

Respectfully Submitted,

Debra Mercantini, Secretary

Date Approved: December 6, 2017