

**Princeton Environmental Commission**  
 Special Meeting Minutes  
**February 8, 2017**  
 Witherspoon Hall-Community Room  
 400 Witherspoon Street, Princeton, NJ 08540

Present

**Board Members:**

Sophie Glovier, Chair  
 Heidi Fichtenbaum, Vice  
 Chair  
 Lisa Marcus-Levine  
 Tammy Sands  
 Timothy Quinn  
 Zenon Tech-Czarny  
 Brian Walker

**Staff:**

Ben Strauss, Board Secretary

**Guests:**

Absent

**Board Members:**

Karen Zemble  
 Haewon Park  
 George DiFerdinando, Board  
 of Health Liaison  
 Mia Sacks  
 Christine Symington,  
 Sustainable Princeton

**I. Opening Statement**

At 7:03 pm, Chair Glovier calls the meeting to order: “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 Princeton Clerk.”

**II. Roll Call (7:30 p.m.)**

Chair Glovier calls roll.

### III. Discussions and Decisions (7:32 p.m.)

a) 39 Random LLC Major Subdivision 522 & 526 Prospect Avenue (correcting for typo in agenda)

Vice Chair Fichtenbaum sent out a draft memo. She summarizes the memo and the members focus on the following aspects of it:

Prevailing front yard setback: Vice Chair Fichtenbaum thinks the plan will create two lots out of three lots. The use intensity provides an additional environmental burden (which should be offset by green infrastructure particularly for storm water). Vice Chair Fichtenbaum also notices that the numbers do not quite work: two of the lots (47.01, 47.02) have dimensions short of the required one hundred feet width and frontage. So, they must request a variance. She will add that to the report.

Storm water plan: a member asks about the plan for storm water. Vice Chair Fichtenbaum does not think they have a plan: “put it into a pipe”.

Tree removal: A member asks about the landscape plan. Members consider it very minimal and agree that some of the trees could be saved.

Renewable Energy: Vice Chair Fichtenbaum mentions the unnecessary structures proposed on the roofs. Those structures would cover any potential solar panel, reducing its efficiency. The houses should have continuous south-facing roofs, so they can accommodate solar power. She mentions the houses positioning on the street probably means they have good access to the sun. A member suggests including a mention of geothermal.

Motion to approve the letter as amended

Result: Adopted [Unanimous]

Mover: Sands

Seconder: Fichtenbaum

Ayes: Glovier, Fichtenbaum, Walker, Marcus-Levine, Quinn

b) Plan Review Procedure

Members discuss the Commission's procedure for commenting on proposed developments. Mr. Tech-Czarny suggests digitization of the plans as a possible improvement to the procedure: if the town could email all interested committees a digital copy of the plans, the Commission could start reviewing the plans earlier and every member of the development sub-committee could see the plans simultaneously in contrast to passing them between sub-committee members. Mr. Tech-Czarny has discussed and will continue to discuss the issue with Mr. Solow, Princeton's Planning Director. Chair Glover will send a follow up email to Council Member Quinn on the issue.

**V. Adjourn (9:00 p.m.)**

At 8:09 pm, Chair Glover adjourned the meeting to unanimous consent.